



Section 16.01 Intent

The intent of this Article is to regulate signs and to minimize outdoor advertising within the Township to protect public safety, health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist distraction, and loss of visibility; promote public convenience; preserve property values; and enhance the aesthetic appearance and quality of life within the Township. The requirements contained herein are intended to be content neutral. The following objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the Township in order to:

- (a) Protect the public right to receive messages, including religious, political, economic, social, philosophical and other types of information protected by the First Amendment of the U.S. Constitution.
- (b) Maintain and improve the image of the Township by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings.
- (c) Recognize that the proliferation of signs is unduly distracting to motorists and non-motorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.
- (d) Recognize that the principal intent of commercial signs, to meet the purpose of these requirements and serve the public interest, should be for identification of an establishment on the premises, and not for advertising special events, brand names or off-premise activities, as these can be advertised more appropriately by other methods.
- (e) Eliminate potential conflicts between business signs and traffic control signs, which could create confusion and hazardous consequences.
- (f) Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
- (g) Prevent placement of signs which will conceal or obscure signs of adjacent uses.
- (h) Prevent off-premise signs from conflicting with other land uses.
- (i) Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
- (j) Prohibit portable commercial signs in recognition of their significant negative impact on traffic safety and aesthetics.



Section 16.02 Scope of Requirements

It will be unlawful for any person, firm, or corporation to erect, construct, or alter any sign except in conformance with the provisions of this Article, subject to issuance of a permit, except as otherwise provided in this Article.

Section 16.03 Prohibited Signs

The following signs are specifically prohibited:

- (a) Any sign not expressly permitted.
- (b) **Banners.** Pennants, spinners, and streamers, and banners bearing any logo, product name, business name or other advertising, and balloons, except those temporarily attached to automobiles or temporarily displayed as part of a special sale, promotion or community event.
- (c) **Changeable Message.** Except where expressly allowed in this Article.
- (d) **Commercial Vehicles used as Signs.** An unlicensed or inoperable stationary or abandoned motor vehicle, trailer or water craft parked on public or private property used specifically for signage and not for the intended use of the vehicle. No commercial vehicle may be parked on a business or industrial premise for a time period exceeding forty-eight (48) hours for the intended purpose of advertising a product or serving as a business sign.
- (e) **Emergency Vehicles Simulation Signs.** Signs that simulate or could in any way be confused with the lighting of emergency vehicles or traffic signals.
- (f) **Exterior String Lights.** String lights used in connection with a commercial enterprise, other than holiday decorations which are strung no more than sixty (60) days before the holiday and removed within ten (10) days following the holiday for which they were erected.
- (g) **High Intensity/Flashing Light Signs.** Signs that blink, flash or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs or lights, or municipal vehicle warnings from a distance.
- (h) **Moving Signs.** Signs having moving members or parts or appearance of movement.
- (i) **Snipe Signs.** Signs attached to any utility pole, light standard, street tree or any other public facility located within the public right-of-way.



- (j) **Obsolete Signs.** Signs that advertise a product that is no longer made, an event that has already occurred, or that advertises a business that has closed.
- (k) **Off-Premise Signs.** Signs, except for billboards, which identify a use or advertises products and services not available on the site or parcel on which the sign is located (e.g. garage sale signs, residential open house signs, signs providing directions to a business).
- (l) **Pole Signs.** Pole signs shall be prohibited.
- (m) **Portable Signs.** Except where expressly allowed in this Article.
- (n) **Roof Signs.** A sign erected above the roof line of a building.
- (o) **Signs that Confuse Traffic.** Signs that make use of the words "Stop", "Look", "Go", "Slow", "Caution", or "Danger", or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic.
- (p) **Signs that Obstruct Access.** Signs that prevent free and unobstructed access to any door, window, fire escape, or other required exit.
- (q) **Signs that Obstruct Vision.** Signs located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal or device or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic.
- (r) **Signs Located in Public Right-of-way.** Signs located in, encroaching upon or overhanging public right-of-ways.
- (s) **Structurally Unsafe Signs.** Signs which are deemed structurally unsafe or are constructed in violation of the requirements of any adopted Construction Code.

Section 16.04

Signs Not Requiring a Permit

A sign of the following type shall be permitted without the issuance of a sign permit subject to all other requirements of this Article:

- (a) **Device Signs.** Permanent signs on vending machines or other containers indicating only the contents of such devices, provided that the sign area of each device shall not exceed three (3) square feet.
- (b) **Flags.** Flags provided there shall a maximum of three (3) flags per lot, the maximum size of each flag shall be 50 square feet, with a maximum height of thirty-five (35) feet.



- (c) **Employment Signs.** "Help wanted" signs soliciting employees for the place of business where posted, provided that the maximum area for all such signs shall not exceed six (6) square feet.
- (d) **Enclosed Signs.** Any sign that is located completely within a building and is not visible from the outside.
- (e) **Gas Station Pump Island Signs.** Customary information located on the structural supports of the pumps regarding the brand, type of gasoline sold, and service provided not exceeding three (3) square feet per pump. May contain up to two (2) additional pump island signs identifying "self-serve" and "full-serve" operations, provided that there is no business identification or advertising copy on such signs, that there are no more than two (2) such signs per pump island and that such signs do not exceed four (4) square feet in area.
- (f) **Historical Signs.** Plaques or signs designating a building or premises as a historic structure or premises not to exceed six (6) square feet.
- (g) **Identification Signs.** Signs for the sole purpose of designating an assigned house number, owner name, occupant, or building name. Identification signs shall not be counted in the total sign area allowed on the premises, however, such signs in excess of one (1) square foot in surface display area may be allowed as part of the total sign area otherwise allowed by this Ordinance.
- (h) **Incidental Signs.** Small signs, emblems, or decals informing the public of goods, facilities, or services available on the premises. Examples of incidental signs include credit card signs, signs indicating the hours of business, no smoking signs, signs used to designate bathrooms, and signs providing information on business affiliations. The total of all such incidental signs shall not exceed two (2) square feet.
- (i) **Murals.** Murals shall be allowed providing no text, commercial logos or other identifiable commercial representation are included.
- (j) **Nonconforming Signs.** Legal nonconforming signs existing on the effective date of the adoption of the Ordinance. Removal of the sign shall constitute an elimination of the nonconforming status.
- (k) **Public Signs.** Public signs, including the authorized signs of a government body or public utility, including traffic signs, legal notices, railroad crossing signs, warnings of a hazard, and similar signs.
- (l) **Temporary Signs.** Temporary signs shall be permitted provided they are setback a minimum of ten (10) feet from the public right-of-way or any lot line and in accordance with *Table 16.04*.



Table 16.04
Temporary Sign Regulations

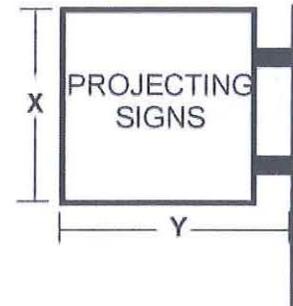
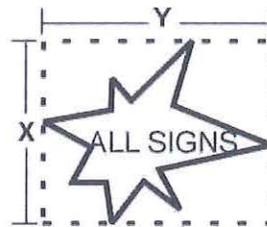
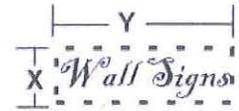
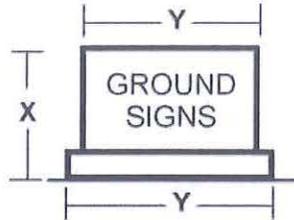
Type of Sign	Maximum Size	Maximum Height	Maximum Number	Permitted Duration
Community Special Event Signs	Discretion of the Building Official			Shall be installed up to 3 weeks prior to event and removed within 1 day after event
Construction Signs	64 sq. ft.	15 ft.	1 per street frontage	Shall be removed from premises within 30 days after issuance of the occupancy permit or temporary occupancy permit
Garage Sale Signs	6 sq. ft.	6 ft.	1 per street frontage	Shall be erected no more than 10 business days before and removed within 1 business day after the sale
Grand Opening Sign, Special Sale & Promotional Signs	16 sq. ft.	Ground sign 6 ft. Wall sign not higher than building	1 per street frontage	May be erected for a maximum of 15 consecutive days every 6 months
Political Signs	16 sq. ft.	--	--	The owner of the property or the person in charge thereof shall be responsible for the removal of the signs
Real Estate: Sale or Lease of Individual Business or Lot	8 sq. ft.	6 ft.	1 per street frontage	Shall be removed within 15 days of sale closing, or the lease or rental of the premises
Real Estate: Development Signs	32 sq. ft.	8 ft.	1 per street frontage	Remove within 7 days after all units or lots sold or leased

- (m) **Traffic Control Signs.** Signs directing and guiding traffic and parking on private property, but bearing no advertising, including logos.
- (n) **Window Signs.** Window signs shall be permitted in all Non-Residential Districts, up to twenty-five percent (25%) of the glass surface provided the following:
- (1) The area of permanent window signs shall be counted in determining compliance with requirements for total area of wall signs.
 - (2) Window signs that are faded, yellowed, ripped, or otherwise damaged shall be removed immediately.

Section 16.05 General Provisions for Permitted Signs

The following general requirements apply for all signs in the Township

- (a) **Determination of Sign Area.** Signs shall not exceed the maximum size for display area in accordance with *Table 16.06.a* and as regulated elsewhere in this Article. The sign display area shall be expressed in square feet, computed to the nearest tenth of a square foot, and computed as follows:



- (1) **Single Faced Sign.** The allowable area for a single faced sign shall be measured by calculating the square footage of the sign face as measured by enclosing the most protruding points or edges of a sign within a parallelogram or rectangle, including any frame.
 - (2) **Wall Signs.** Where a sign consists of individual letters and/or a logo affixed directly to a building, the area of the sign shall be computed by measuring the area of the envelope required to enclose the lettering and logo.
 - (3) **Double Faced Signs.** Where a sign has two (2) or more faces, the area of only the larger face shall be considered when calculating maximum size, provided all faces are part of the same structure, back-to-back and are separated by no more than two (2) feet.
- (b) **Sign Height.** The height of the sign shall be measured from the average grade to the uppermost point of the sign in accordance with *Table 16.06.a* and as regulated elsewhere in this Article. Average grade shall be measured fifty (50) feet along the frontage from both sides of the sign. Placing a sign on top of a berm is permitted only if the berm is long enough to meet the average grade requirement and landscaping is provided on the berm.
- (c) **Location**
- (1) **Right-of-Way Setbacks.** All signs, unless otherwise provided for, shall be set back a minimum of ten (10) feet from any public road right-of-way. This distance shall be measured from the nearest edge of the sign, measured at a vertical line perpendicular to the ground to the right-of-way.
 - (2) **Yard Setbacks.** Side and rear yard setbacks for signs shall be the same as that required for the main structure, provided that all non-residential signs shall be setback at least one hundred (100) feet from any Residential District, measured along a straight horizontal line that represents the shortest distance between the sign and the property line



- (3) **Obstruction to Doors, Windows and Fire Escapes.** Signs shall not be erected or maintained so as to prevent free ingress and egress from any door, window or fire escape. Signs shall not be attached to a stand pipe or fire escape.

(d) **Design Requirements**

- (1) **Architectural Features.** All signs shall be placed in a manner that does not obstruct or intrude upon architectural features of a building.
- (2) **Materials.** Sign materials shall be designed to complement the original construction materials and architectural style of the building façade to promote an overall unified and aesthetic effect as permitted in the various zoning districts. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose.

(e) **Illumination**

- (1) **General Requirements.** Signs may be illuminated only by steady, stationary, shielded light sources using approved electrical devices directed solely at the sign, or internal to it.
- (2) **Timer Controls.** Each illuminated sign shall be equipped with a functional timer control. No sign shall be illuminated after 10:00 p.m. or one half (1/2) hour following the close of the business, whichever is later. No sign shall be illuminated before 6:00 a.m., or one half (1/2) hour prior to the beginning of the opening of the business, whichever is earlier.
- (3) **Non-glare, Shielded Lighting.** Use of glaring undiffused lights or bulbs shall be prohibited. Lights shall be shaded and/or shielded downward so as not to project onto adjoining properties or roads.
- (4) **Traffic Hazards.** Sign illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.
- (5) **Bare Bulb Illumination.** Illumination by bare bulbs or flames is prohibited.
- (6) **Wiring.** Underground wiring shall be required for all illuminated signs not attached to a building.

(f) **Construction Requirements.** The following construction requirements apply to all permanent signs.

- (1) **Fastenings.** All signs must be erected in such a manner and with such materials to remain safe and secure during the period of use and all bolts, cables, and other parts of such signs shall be kept painted and free from corrosion.
- (2) **Support Location.** No pole, cable or support of any nature shall be placed on any publicly owned property, road right-of-way, or proposed road right-of-way.
- (3) **Safety Triangle.** No sign shall be located within, project into, or overhang the triangular area formed at the intersection of any two (2) road right-of-way lines (existing or proposed) by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

**(4) Sign Safety**

- a. All signs erected, constructed, reconstructed, altered or moved shall be constructed in such a manner and of such materials so that they shall be able to withstand wind pressure of at least twenty (20) pounds per square foot.
- b. All signs shall be erected so that any part including cables, guys, etc. shall have a minimum clearance of four (4) feet from any electrical conductor, electric light pole, road lamp, traffic light, or other public utility pole or standard.
- c. All signs shall be designed to comply with minimum wind pressure and other requirements set forth in the adopted Building Code. Signs with electrical connections shall comply with Electrical Code requirements, including the application, inspection, and approval of an electrical permit.

Section 16.06 Permitted Sign Regulations

(a) The number, display area, and height of signs within the various zoning districts are provided in *Table 16.06.a* and its accompanying set of additional requirements.

Type of Sign	Maximum Height	Maximum Size (per face)	Maximum Number	Additional Requirements
Awning, Canopy or Marquee Signs	Bottom shall be at least 8 ft. from ground	25% of awning surface	1 per street frontage	<i>Section 16.06 (c)(1)</i>
Billboards (Existing)	<i>Section 16.06 (c)(2)</i>			
Gasoline Price Signs	10 ft.	12 sq. ft.	1 per street frontage	<i>Section 16.06 (c)(3)</i>
Ground or Monument Signs	8 ft.	40 sq. ft.	1 per street frontage	--
Home Occupation Signs	--	3 sq. ft.	1 per lot	<i>Section 16.06 (c)(4)</i>
Portable Signs (Menu/Sandwich Board, Poster Boards, A-frames)	4 ft.	3 sq. ft.	1 per street frontage	<i>Section 16.06 (c)(5)</i>
Projecting Signs	Bottom shall be at least 8 ft. from ground	12 sq. ft.	1 per street frontage	<i>Section 16.06 (c)(6)</i>
Residential Entranceway Signs	6 ft.	48 sq. ft.	1 per entrance	<i>Section 16.06 (c)(7)</i>
Wall Signs	Shall not exceed height of building	10% of wall up to a maximum of 100 sq. ft.	--	<i>Section 16.06 (c)(8)</i>



(b) **Size Increase.** The Planning Commission may permit a fifteen percent (15%) increase in the allowable sign area where the site has shared access with an adjoining site in accordance with *Section 15.05 Driveway Access Management*, the sign has a brick base, and additional landscaping is provided around the base of the sign.

(c) **Additional Requirements from Table 16.06a.**

(1) **Awning, Canopy or Marquee Signs**

- a. A total area of the lettering and logo shall not exceed twenty-five (25) percent of the total area of the marquee, or canopy (excluding supports) that is visible from the road.
- b. The display area of the sign on a marquee, or canopy shall be counted toward determining compliance with the requirements for total allowable area of wall signs allowed on the parcel.
- c. Marquee signs are prohibited from projecting over any public easement or right-of-way, however, other limitations imposed by this Article concerning projecting signs shall not apply to marquee, or canopy signs.
- d. Any lettering used solely for the purpose of presenting the numerals of a road address shall not be included within the computed sign area on a marquee, or canopy, provided that the height or width of the numerals does not exceed the height or width of other letters or numerals on the marquee, or canopy.
- e. Awnings and canopies shall not be internally illuminated.

(2) **Billboards.** New billboards shall not be erected within the Township. An existing billboard is considered to be a legal nonconforming structure and is permitted to continue in operation provided it is kept in good condition in accordance with *Section 16.07 Nonconforming Signs*.

(3) **Gasoline Price Signs.** Price of gas only may consist of an electronic changeable message.

(4) **Home Occupation Signs.** Home occupation signs shall be installed on a window or attached to the wall of the building.

(5) **Portable Signs (Menu/Sandwich Board, Poster Boards, A-frames).** Permitted portable signs shall not be placed longer than thirty (30) days at a time or more than ninety (90) days in a calendar year.

(6) **Projecting Signs.** Signs shall not project higher than height of the wall to which it is attached.

(7) **Residential Entranceway Signs.** A maintenance agreement for the sign is required by subdivision, condominium or cluster housing project. If sign is located on an individually owned parcel, a private easement dedicated for such purposes must be obtained, in addition to a maintenance agreement with the homeowners association.

(8) Wall Signs

- a. Shall not extend more than twelve (12) inches beyond the surface of the portion of the building wall area upon which it is painted, erected, or fastened.
- b. Signs to be displayed on not more than three (3) exterior walls of the main structure.
- c. May be directly or indirectly illuminated.
- d. For signs that face directly onto adjacent public road right-of-way, the maximum allowable wall sign area may be increased in accordance with *Table 16.06.b* up to a maximum of one hundred forty (140) square feet.

Distance of Sign from Right-of-way	Allowable Increase in Sign Area
200 - 300 ft.	25%
301 - 400 ft.	30%
401 - 500 ft.	35%
501+ ft.	40%

Section 16.07 Nonconforming Signs

(a) Continuance

- (1) **Existing Signs.** Any sign lawfully existing at the time of the adoption of this Article that does not fully comply with all provisions shall be considered a legal nonconforming sign and may be permitted to remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare of the community except as herein provided.
- (2) **Damaged Signs.** A nonconforming sign may continue as long as it is not destroyed, abandoned, or discontinued. A sign damaged in excess of fifty percent (50%) of its replacement cost is considered destroyed.
- (3) **Site Plan Review.** Whenever the principal building on a site on which a nonconforming sign is located is modified to the extent that site plan review and approval is required, the nonconforming sign shall be removed with the exception of existing billboards.
- (4) **Abandonment.** Where an existing nonconforming sign ceases to display advertising matter, has obsolete advertising mater or is blank for a period of one (1) year, it will be considered discontinued or abandoned.

(b) **Restrictions.** A nonconforming sign shall not be altered or reconstructed, unless the alteration or reconstruction is in compliance with the provisions of this section. For the purpose of this Article only, the term "altered" or "reconstructed" shall not include any of the following:

- (1) Normal maintenance.
- (2) Changing of surface sign space to a lesser or equal area.
- (3) Ornamental molding, frames, trellises, or ornamental features or landscaping below the base line.
- (4) The addition, construction, installation, or changing of electrical wiring or electrical devices.
- (5) Changing backgrounds, letters, figures, or characters, or other embellishments.



(c) **Requirements.** Nonconforming signs shall comply with the following requirements:

- (1) **Repairs and Maintenance.** Normal maintenance shall be allowed, provided that any nonconforming sign that is destroyed by any means to an extent greater than fifty percent (50%) of the sign's pre-existing fair market value, exclusive of the foundation, shall only be reconstructed in conformance with this Article. Normal maintenance shall include painting of chipped or faded signs; replacement of faded or damaged surface panels; or repair or replacement of electrical wiring or electrical devices.
- (2) **Nonconforming Changeable Copy Signs.** The message on a nonconforming changeable copy sign or nonconforming bulletin board sign may be changed provided that the change does not create any greater nonconformity.
- (3) **Substitution.** Nonconforming signs shall not be replaced with another nonconforming sign.

Section 16.08

Sign Inspection and Maintenance

(a) Sign Inspection

- (1) **Responsibility for Compliance.** The owner of any property on which a sign is located is declared to be responsible for the permit, erection, inspection, safety, condition, and removal of a sign and the area in the vicinity thereof.
- (2) **Inspection of New Signs.** All signs for which a permit has been issued shall be inspected by the Building Official when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable requirements of Township Ordinances and Codes.
- (3) **Inspection before Enclosure.** In cases where fastenings or anchorages are to be eventually bricked in or otherwise enclosed, the sign erector shall advise the Building Official when such fastenings are to be installed so that inspection may be completed before enclosure.
- (4) **Inspection of Existing Signs.** The Building Official may, at such times as deemed necessary, inspect any sign allowed under this section, and if upon inspection a sign is found to be unsafe or in a condition that does not comply with all the provisions of this section, the Building Official shall give notice of such condition to the owner for such sign and cause to be made the necessary repairs or alterations, or remove the sign.

(b) Sign Maintenance

- (1) **Maintenance of Signs.** All signs for which a permit is required and all supports therefore shall:
 - a. Be kept in compliance with the plans and specifications filed and approved for issuance of the construction permit.



- b. Be kept and maintained in a safe condition, consistent with adopted building and mechanical codes.
- c. At all times conform to all the provisions of this Article.

(2) **Correction of Defects.** If the Building Official finds that any sign is unsafe, insecure, improperly constructed, or poorly maintained, the sign erector, owner of the sign, or owner of the land shall make the sign safe and secure by completing any necessary reconstruction or repairs, or entirely remove the sign in accordance with the timetable established by the Building Official. Existing signs determined to be unsafe and an immediate hazard to health or safety shall be removed or repaired within twelve (12) hours of notification.

(c) **Removal of Obsolete Signs.** Any sign that no longer identifies a business that is in operation; or identifies an activity or event that has already occurred shall be considered abandoned and shall be removed by the owner of the property within seven (7) calendar days of the cessation of operation. The owner of the property shall be responsible for removal of all signs and sign faces used in conjunction with a business upon vacation of a commercial or industrial establishment. Where a sign structure and frame can typically be reused by a new occupant in a leased or rented building, the building owner shall not be required to remove the sign structure and frame in the interim periods when the building is not occupied.

Section 16.09

Sign Permits

(a) **Application for Permit.** Applications for sign permits shall be made upon forms provided by the Building Official and shall contain or have attached thereto the following information:

- (1) Name, address and telephone number of the applicant.
- (2) Location of building, structure or lot to which or upon which the sign or other advertising structure is to be attached or erected.
- (3) Position of the sign or other advertising structure in relation to nearby buildings or structures.
- (4) Two (2) blueprints or drawings of the plans and specifications and method of construction and attachments to the building or in the ground.
- (5) Copy of stress sheets and calculations showing the sign structure is designed for dead load and wind pressure in any direction in the amount required by this and all other laws and ordinances of the Township, provided further that where the Building Official may require the approval of the structural design by a registered engineer.
- (6) Name of person, firm, corporation or association erecting structure.
- (7) Written consent of the owner where the sign is to be erected on vacant land.
- (8) In all cases where wiring is to be used in connection with the structure, it shall comply with the National Electrical Code.



- (9) Proof of license for the sign erector and installer.
- (10) Such other information as the Building Official requires to show full compliance with this and all other Township Ordinances.
- (b) **Permit Issued if Application in Order.** It is the duty of the Building Official, upon the filing of an application for a permit, to examine the plans and specifications and other data and the premises upon which it is proposed to erect the sign or other advertising structure, and if it appears that the proposed structure is in compliance with all requirements of Township Codes and Ordinances, then the building permit shall be issued. In the case of illuminated signs, both an electrical permit and an erection permit must be issued simultaneously.
- (c) **Permit Fee.** It is unlawful in the Township for any person to erect or alter any sign, except those signs specifically exempted in this Article, unless a permit has first been obtained from the Building Official for such erection or alteration, and permit fee paid to the Township Treasurer according to the schedule established by resolution of the Township Board.
- (d) **Permit Revocable at Any Time.** All rights and privileges acquired under the provisions of this Ordinance or any amendment thereto are mere licenses and may be revoked upon the violation of any of the conditions contained in this Article. If the work authorized under a permit has not been completed within six (6) months after date of issuance, the permit shall become null and void.