

## **Article V Sign Regulations**

**Sec. 501                    Signs**

**Sec. 501-1                Purpose**

The purpose of this article is to provide for the use, location, and size of signs throughout the Township in an orderly manner that will promote the public safety, health, convenience, comfort, general welfare, and traffic safety; provide for adequate identification of uses; minimize the confusion, unsightliness, and self-defeating consequences of the use of an excessive number of signs or signs of excessive size; and assure the continued attractiveness of the community.

**Sec. 501-2                Signs Permitted In Any District**

**A.        Permanent signs limited to the following:**

1.        Signs incidental to legal process and necessary to the public safety and welfare. No zoning certificate or fee shall be required.
2.        Memorial signs or tablets, name of building, and date of erection. Memorial signs or tablets shall have an area not to exceed four square feet (4-sq. ft.) facing each road and shall be affixed flat against any building. Signs under this subsection may be illuminated only as part of the overall illumination of the building exterior. No zoning certificate or fee shall be required.
3.        Signs appropriate to a church, school, community center or other public or semi-public building for the purpose of displaying the name and activities or services therein provided, having an area not larger than twenty (20) square feet per sign face, not exceeding <sup>1</sup>four feet (4') maximum overall height above the average grade in the area of the sign, and restricted to the premises.
4.        One (1) non-illuminated sign not to exceed one (1) square foot in area is permitted for the indication of the name and/or address of the occupant or premises; no zoning certificate or fee shall be required.
5.        One (1) non-illuminated sign not to exceed one (1) square foot in area is permitted when in direct relation to a permitted home occupation.

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<sup>1</sup> June 16, 1993

6. Any public notice or warning required by a federal, state, or local governmental unit. No zoning certificate or fee shall be required.
7. Traffic control signs on private property, which contain no commercial message. No zoning certificate or fee shall be required.
8. Any sign located inside of a building that is not legible from any lot line. No zoning certificate or fee shall be required.

**B. Temporary signs limited to the following:**

1. Real Estate and Development Signs
  - a. One (1) non-illuminated real estate sign not exceeding six (6) square feet in area pertaining only to the sale, lease, or rental of the particular building or premises upon which displayed. Such sign shall be removed by the property owner or realtor identified on the sign within ten (10) days after the time said building or premises is sold, leased, rented, or the real estate listing for the property is terminated or otherwise withdrawn. No zoning certificate or fee shall be required.
  - b. One (1) non-illuminated temporary real estate sign facing each abutting thoroughfare advertising the development of the premises upon which it stands or the opening of a new subdivision within which such sign is located may be located and maintained upon the issuance of a temporary six (6) month zoning certificate and shall be removed from the premises within thirty (30) days of the sale or lease of the last lot thereof or upon the expiration of any twelve (12) month period during which no lot is sold or leased, or in the case of a multi-family or non-residential development, within thirty (30) days of the date of occupancy of any part of the project for its intended purpose. Projects that are developed in stages may be permitted by the Zoning Inspector to have one (1) such sign for each phase but shall at no time have more than one (1) such sign facing any abutting thoroughfare. A sign permitted under this section shall not exceed <sup>2</sup>twenty (20) square feet in area per sign face with a limit of two (2) faces, shall not exceed <sup>3</sup>four feet (4') in overall height above the average grade in the area of the sign, nor shall it be located closer than twenty five feet (25') to any road right-of-way line. If eligible, the

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<sup>2</sup> June 16, 1983

<sup>3</sup> June 16, 1983

renewal of the zoning certificate shall be made only if the sign and ground upon which the sign is located are maintained in a neat and orderly manner.

2. Special Events Signs

**a. Special Event**

The Zoning Inspector may permit in any district of the Township the placement of not more than a total of fifteen (15) temporary signs advertising events or activities occurring or to occur within the township, or advertising other locally oriented objectives of any type. Each such sign shall not exceed sixteen (16) square feet in area and shall be limited to display period of thirty (30) days. No fee shall be required, but a cash deposit of fifty dollars (\$50.00) shall be made with the Zoning Inspector by any individual or organization wishing to place a sign or signs. Such cash deposit shall be refundable upon the removal of all signs and supporting materials. Upon failure to remove signs within the thirty- (30) day period, without limitation of remedy, the cash deposit shall be forfeited to the Township to defray the costs of removing the signs.

**b. Political Signs**

The Zoning Inspector may permit in any district of the Township the placement of signs promoting candidates for public office, the support or defeat of issues, or other objectives to be placed on the ballot. Such signs shall not be placed on utility poles or over public property or right-of-ways. Such signs shall not exceed sixteen (16) square feet in area. No fee shall be required, but a cash deposit of five dollars (\$5.00) for each sign to be erected shall be deposited with the Zoning Inspector by the candidate for the public office or others responsible for the sign(s). Such signs shall be placed no earlier than thirty (30) days prior to the date of the election to which they relate and such signs and all supporting materials shall be removed within five (5) days following the election. The cash deposit shall be refunded upon compliance with this section. Upon failure of compliance with this section, without limitation of remedy, the cash deposit shall be forfeited to the Township to defray the costs of removing the signs.

**<sup>4</sup>c. Garage Sale**

The Zoning Inspector may permit in any “R” District of the Township the placement of not more than a total of four (4) temporary signs advertising a garage sale. Each such sign shall not exceed four (4) square feet in area and shall be limited to a display period of one day before the start of said sale to one day after said sale. Garage Sale signs will be subject to **Section 501.5** Supplementary Sign Regulations. No zoning certificate or fee shall be required.

3. Signs Relating to the Sale of Seasonal Agricultural Products at Roadside Stands

One (1) unlighted sign not more than twenty (20) square feet in area may be used in conjunction with a roadside stand and shall be used only to advertise seasonal agricultural products on the premises. Such sign shall be removed at conclusion of the seasonal sale.

**<sup>5</sup>Sec. 501-3**

**Signs Permitted in Residential Districts**

**A. Permanent Residential Development Identification Signs:**

One (1) permanent, <sup>6</sup>externally illuminated identification sign not to exceed twenty square feet (20 sq. ft.) per face or side shall be permitted at the primary entrance to identify any residential development. Such signs shall not be closer than five feet (5’) to the road right-of-way and shall not be closer than twenty feet (20’) to the side lot line. All such signs shall be landscaped and maintained in a neat and orderly manner.

**B. Permanent Directional and Informational Signs in Residential Developments:**

Non-illuminated signs may be used in planned unit and in multi-family residential developments to direct vehicular traffic within the development and to assure the safety of the residents and visitors in such a development. Such signs shall be of a size and constructed of materials to be compatible with a residential development. A plot plan indicating such signs shall be submitted as part of the general plan to the Board of Zoning Appeals and approved prior to the sign construction. The Board may require changes in sign specifications in order to maximize the safety and welfare of future residents of the development and may permit illumination of signs strategically located to facilitate traffic direction.

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<sup>4</sup> August 21, 1996

<sup>5</sup> “50% dwelling units completed” [Sec. 501-3-A] Deleted June 20, 1984

<sup>6</sup> May 19, 2003

**C. Security, Lawn Service, and Contractor Signs:**

Non-illuminated signs no greater than five square feet in area (5-sq. ft.) shall be allowed in the front yard of a dwelling. Such sign shall display the name and/or logo of a security system company, lawn service company, or building contractor, and shall be maintained in a neat and orderly manner.

**Sec. 501-4 Signs Permitted in Business and Office Research Districts**

Signs shall be permitted in a business or office research district and shall be limited to those specifically permitted below. Such signs are subject to the following regulations:

**A. Identification Signs**

Two (2) exterior business name or identification signs may be erected for each primary business building.

1. Not more than one (1) wall or building face identification sign may be fixed flat against the wall of the building or on a face of a marquee wall, except in the case of a corner lot where one (1) sign may be placed on the side facing each thoroughfare.

No wall sign shall extend above or beyond the building wall or project more than twelve inches (12”) from the surface of the wall structure. Such sign shall not exceed fifty square feet (50 sq. ft.) or ten percent (10%) of the area of the wall face of the building to which the sign is affixed, whichever is smaller.

2. One (1) monument sign displaying the business name or identification may be erected in the front yard of the parcel upon which the primary business building is located, except in the case of a corner lot where one (1) sign may be placed in the front yard facing each thoroughfare.
  - a. Such sign shall not exceed twenty square feet (20-sq. ft.) in area per side.
  - b. The overall height of the sign shall not be more than four feet (4’) from the grade level at the side of the sign and shall be an integral part of the required front yard landscaping.
  - c. No monument sign shall be located closer than ten feet (10’) to the road right-of-way line nor closer than twenty feet (20’) to any side yard lot.

- d. Landscaping shall be provided at the base of each monument sign. Landscaping shall include a mixture of evergreen and deciduous shrubs and ground cover. Maintained areas of annual or perennial flowers are also acceptable.
- e. No pole type or high-rise sign may be utilized.

**B. Product and Service Signs**

- 1. One (1) exterior sign may be erected which advertises the services, products, merchandise or commodities produced, stocked, and sold on the premises. Such a sign shall not exceed twenty square feet (20-sq. ft.) and shall be limited to a sign used in lieu of a freestanding or wall located identification signs specified above and under the same conditions.
- 2. In addition to other signs permitted by this section, automobile stations may have for pricing and service information purposes not more than one (1) double-faced sign per pump island. Such sign(s) shall not be greater than twenty-four inches (24”) by thirty-six inches (36”), shall be confined to the pump islands, and permanently attached.
- 3. Special and periodic advertising signs located inside an enclosed building and visible through a window or windows may be permitted where the area of the sign(s) does not exceed twenty percent (20%) of the window area. Such sign(s) shall advertise only those products and services provided on the premises.

**C. Signs for Shopping Centers Group of Buildings, and Other Multiple Occupancy Buildings.**

The Board of Zoning Appeals may authorize the issuance of a Conditional Zoning Certificate for one (1) sign to be permitted for each individual business, premises, or occupant in a shopping center or multiple occupancy building. Such a sign may be in addition to the two- (2) identification signs permitted under **Section 501-4-A** herein. Said identification signs to be limited to the identification of the name of the shopping center, groups of buildings, or multiple occupancy buildings when not part of a building group. Said identification signs to be determined first and then to serve as an important basis upon which additional sign needs and characteristics are to be determined. The authorization of additional signs shall be subject to the general requirements of **ARTICLE VIII**, to the Supplementary Sign Regulations of **Section 501-5**, and to the following objectives and criteria:

1. Objectives

- a. The primary sign(s) shall be the identification sign(s) for the shopping center, group of buildings, or overall building in which the individual businesses, premises, or occupants are located; the individual business signs shall be for location identification purposes only and shall be secondary to the primary identification sign in size, positioning, and all other characteristics.
- b. To as great a degree as possible, the individual business sign shall be designed and located so as to be complimentary and consistent with the architectural design of the overall building and area.
- c. The one (1) free-standing on the ground identification sign permitted in the front yard of the shopping center, the groups of buildings, or overall building shall be used for the identification of the shopping center or overall building only; individual business or occupant identification signs shall not be located on or be part of the free-standing identification sign except when the names of the center and an occupant business are the same.
- d. Individual business or occupant signs shall be primarily for identification purposes by the shopper or client from vantage points on the shopping center site or on the site of the overall building.

2. Criteria

- a. The area of the sign(s) permitted for each individual business, premises, or building occupant shall be proportional to the percentage of the total floor area occupied; however, no individual business, premises, or occupant sign shall exceed a total area of ten square feet (10 sq. ft.), all faces included.
- b. The aggregate area of all individual signs shall not exceed an area equal to ten percent (10%) of the total wall area upon which the signs are located, but in no case shall such aggregate area exceed two hundred square feet (200 sq. ft.) unless specifically permitted by the Board of Zoning Appeals in their evaluation of the overall sign needs of the shopping center or building.

- c. All individual business, premises, or building occupant signs shall be located as part of a unified directory at key pedestrian circulation or parking area locations or shall be oriented to the specific location of each business.
- d. All signs shall be located so no part of the sign extends above the top of walls, canopies, or other building elements upon which the sign is located.
- e. Signs permitted under this section may be internally or externally illuminated from a non-fluorescent source as determined by the Board of Zoning Appeals.
- f. All proposed changes in signs and their location or the addition of new signs shall require the prior approval of the Board of Zoning Appeals.
- g. Compliance with any other criteria, limitation, or conditions determined by the Board of Zoning Appeals to be appropriate, necessary or desirable.

**D. Directive Signs**

Directive signs, not to exceed six (6) square feet in sign area, may be located not closer than ten feet (10') to the road right-of-way line to direct vehicular traffic on the premises in order to promote traffic safety. Signs shall not exceed four feet (4') in overall height and shall be no closer than five feet (5') to either side lot line. No such signs shall be constructed in a manner that will obstruct vision of vehicular traffic. Sign contents shall be confined to information directing traffic on the premises.

**Sec. 501-5**

**Supplementary Sign Regulations**

**A. Prohibited Signs**

- 1. Animated, flasher-type, blinker-type, racer-type, moving or revolving signs, flags, streamers, exposed light bulbs, and other similar features or signs shall be prohibited.
- 2. Portable signs, mobile signs, signs on temporarily placed vehicles, and other temporary signs, except as provided for herein, shall be prohibited.
- 3. No pole-type or high-rise sign may be erected and/or maintained in any district of the Township.

4. Advertising signs.
5. Signs on outdoor vending machines.
6. Internally illuminated signs in B-1 Zoning Districts.

**B. Location**

1. Signs shall be erected so as not to obstruct traffic sight lines or traffic control lights at road intersections. No sign shall be constructed on or over any road right-of-way.
2. No signs provided for in this Article shall be erected on any private property unless the property owner's permission has been obtained.
3. Unless otherwise specified in this Article, all signs shall be located at least ten feet (10') from any street right-of-way line and at least twenty feet (20') from any property line.

**C. Similarity to Traffic Control Devices**

Signs visible from a road shall not contain any words or symbols that would cause confusion because of their resemblance to highway traffic control or directional signals.

**D. Identification**

All signs must carry the name of the advertising agency, the erector, or his agent, except agricultural signs and the permanent signs permitted under **Section 501-2-A**.

**E. Illumination**

1. Unless otherwise permitted or restricted in this Resolution, signs, which are illuminated, shall use lighting in which the source of light shall not be visible from the road and shall not shine on adjoining properties. No flashing, revolving, or intermittent illumination shall be employed. In addition, the following illumination requirement shall apply:
  - a. In B-1 Zoning Districts: Only external lighting with incandescent bulbs to a level of 20 foot-candles on the surface of the sign.
  - b. B-2, B-3, and B-4 Zoning Districts: Internal or external lighting with a maximum illumination of 50 foot-candles on the surface of the sign.

2. Any sign illuminated with electric lights erected within three hundred feet (300') of an intersection where an illuminated device has been provided for the control of traffic shall not duplicate in the electric light of such sign any colors appearing in the traffic control signal or device.

**F. Design, Construction, and Maintenance**

Any sign erected in accordance with the provisions of this Article shall be compatible with the general character of the community and neighborhood and shall constitute a minimum interference in the unity aesthetic appearance of the premises and adjacent properties.

The Zoning Inspector may order any sign to be painted or refurbished at least once each year if needed to keep the sign in a neat and safe condition. All supports, guys, braces and anchors for such signs shall be maintained in a safe condition. The Zoning Inspector may order removed any such sign that is not so maintained, and it shall be unlawful for the owners or person having charge of such sign not to remove the same after receiving notice from the Zoning Inspector to do so.

**G. Removal of Obsolete, Unsafe, and Nonconforming Signs**

1. If any nonconforming advertising sign or structure is damaged in excess of one-half (1/2) of its replacement value, it shall be reconstructed in accordance with existing Township Zoning Regulations.<sup>7</sup>
2. Any conforming or nonconforming sign and supporting materials existing which no longer advertises a bona fide business conducted, shall be taken down and removed within thirty (30) days of said business termination by the owner, agent, or person having the beneficial use of the building or structure upon which such sign may be found. Written notification from the Zoning Inspector concerning the removal of a sign shall be complied with within thirty (30) days.
3. If the Zoning Inspector shall find that any sign or other advertising structure is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this Resolution, notice shall be given in writing by the Zoning Inspector to the owner, agent, or person having the beneficial use of said sign, who shall thereafter immediately correct the condition for which said notice was given.

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<sup>7</sup> Amended August 17, 1994

**H. Banners**

Banners containing any type of advertising or identification of a business activity on the premises is prohibited in any district.

**I. Logo Flags**

Any business located in the B-1, B-3, and B-4 Districts is allowed to fly one (1) logo flag provided it is flown in conjunction with, and is no larger than, the United States flag being flown at the same business.

**Sec. 501-6                    Zoning Certificate Requirement**

A zoning certificate shall be required for every permitted sign except as otherwise provided herein. All signs shall be erected only upon the submission of a proper plan and its approval by the Zoning Inspector.

**Sec. 501-7                    Review and Recommendation by the Appearance Review Commission**

All signs, except temporary signs permitted under **Section 501-2-B**, to be created, moved, altered, remodeled, repaired and otherwise permitted anywhere in the Township shall be submitted to the Appearance Review Commission for review and recommendations, as specified in **Article XI** hereof.

**Sec. 501-8                    Fees, Violations, and Penalties**

See **Section 901-4**.