

ARTICLE XX

SIGN STANDARDS

SECTION sec.05 – INTENT and PURPOSE

The intent and purpose of this Article is to:

- ~~(A) Ensure that the constitutionally guaranteed right of free speech is protected and allow signs as a means of communication;~~
- ~~(B)~~(A) Ensure that signs are located, designed, constructed, installed, and maintained in a manner that protects life, health, property, and the public welfare;
- ~~(C)~~(B) Reduce visual distractions and obstructions to motorists travelling along, entering, or leaving streets, thereby maintaining or improving public safety;
- ~~(D)~~(C) Preserve the existing and desired residential and rural character of the Township;
- ~~(E)~~(D) Prevent visual blight and protect the desired aesthetic qualities of the Township by preventing visual clutter, protecting views, and preventing intrusion of commercial messages into non-commercial areas;
- ~~(F)~~(E) Limit the amount of light emitted by signs to protect the Township's natural, existing, and desired dark skies; and
- ~~(G)~~(F) Keep signs within a reasonable scale with respect to the buildings they identify.

SECTION sec.10 – SCOPE of ARTICLE

A sign, as defined by this Ordinance, shall not be installed, constructed, reconstructed, altered, or maintained without receiving a Sign Permit, except as outlined in this Article.

SECTION sec.15 – PROHIBITED SIGNS

~~(A) The following signs shall be prohibited:~~

- ~~(1) Off-Site Signs: Signs with a commercial message advertising a business or product that is not available on the site on which the sign is located shall be prohibited.~~
- ~~(2) Flashing Signs: Signs that contain flashing, blinking, or strobe lights or signs that have the appearance of lighting associated with emergency vehicle lighting, traffic signals, or other official warning signs shall be prohibited.~~
- ~~(3) Confusing Signs: Signs that have the appearance of official signs or use text similar to those used on official signs that may confuse motorists shall be prohibited.~~

~~(4) *Moving Signs:* Signs that move, have moving parts, or simulate movement, including pennants, spinners, streamers, banners, balloons, and spotlights, shall be prohibited. This does not apply to non-commercial flags.~~

~~(5) *Roof Signs:* Signs located above the roof line of the building shall be prohibited.~~

~~(6) *Vehicle Signs:* Signs attached to, painted on, or on inoperable motor vehicle, recreational vehicle, trailer, or watercraft shall be prohibited.~~

~~(7) *Snipe Signs:* Signs attached to utility poles, light poles, trees within the right-of-way, or other public facilities shall be prohibited.~~

~~(8) *Signs that Obstruct Vision:* Signs that obstruct or interfere with an official sign, signal, or device or obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic, even when consistent with setback and other location standards, shall be prohibited.~~

~~(9) *Signs in Right of Way:* Signs, other than official signs, located in, encroaching on, or overhanging street rights-of-way shall be prohibited.~~

~~(10) *Signs in Clear Vision Zone:* Signs, other than official signs, located in, encroaching on, or overhanging a clear vision zone shall be prohibited.~~

~~(11) *Unsafe Signs:* Signs that are structurally unsafe or are constructed in violation of the Building Code shall be prohibited.~~

~~(12) *Other Signs:* Any other sign not expressly allowed in this Ordinance shall be prohibited.~~

~~(B) *Sign Illumination:* The following types of sign illumination shall be prohibited:~~

~~(1) *Temporary Signs:* Temporary signs shall not be illuminated.~~

~~(2) *Traffic Hazards:* Illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.~~

~~(3) *Glare and Non-Shielded Illumination:* Use of glaring, undiffused luminaires and bare bulbs shall be prohibited.~~

(A) The following signs shall be prohibited:

(1) Off-Site Signs with a commercial message;

(2) Flashing Signs;

(3) Confusing Signs;

(4) Moving Signs;

(5) Roof Signs;

(6) Vehicle Signs;

(7) Snipe Signs;

(8) Signs that Obstruct Vision;

(9) Signs in Right-of-Way, excluding official signs;

(10) Signs in Clear-Vision Zones;

(11) Unsafe Signs; and

(12) Any other sign not expressly allowed in this Ordinance.

(B) *Sign Illumination:* The following types of sign illumination shall be prohibited:

- (1) *Temporary Signs:* Temporary signs shall not be illuminated.
- (2) *Traffic Hazards:* Illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.
- (3) *Glare and Non-Shielded Illumination:* Use of glaring, undiffused luminaires and visibly bare bulbs shall be prohibited.

SECTION sec.20 – SIGN PERMIT PROCESS

Sign ~~permits~~ Permits are required for all new permanent signs and modifications of existing signs, excluding changes to the sign face. Signs may also require a building permit from the Building Authority.

(A) **Application:** Sign application permits shall be reviewed and approved by the Zoning Administrator.

- (1) *Sign Permit Application:* The application shall include a completed ~~sign~~ Sign Permit application signed by the applicant and the property owner, if different.
- (2) *Site or Plot Plan:* The application shall include a site plan or plot plan showing the location of the proposed sign ~~and~~ , including setbacks.
- (3) *Sign Detail:* The application shall include sign details, including, but not limited to: height, dimensions, sign area, and illumination information.
- (4) *Other Information:* The application shall include any other information necessary to determine compliance with this Ordinance.

(B) **Inspection:** Signs shall be inspected by the Zoning Administrator or designee.

- (1) *New Signs:* An inspection shall be conducted prior to and following installation of new signs requiring a Sign Permit.
- (2) *Existing Signs:* Signs requiring Sign Permits may be inspected periodically to ensure continued compliance with this Ordinance.

(C) **Amendment:** Sign Permit applications may be amended prior to installation of the sign.

Amendments shall be reviewed and approved by the Zoning Administrator.

(D) **Revocation:** A Sign Permit ~~approval~~ may be revoked if the sign is installed in a manner inconsistent with the approval ~~or~~ and shall be revoked if the sign is installed in a manner inconsistent with this Ordinance.

(E) **Expiration:** A Sign Permit ~~approval~~ shall expire if the sign has not ~~been completely installed~~ received a certificate of zoning compliance within one hundred eighty (180) days of the approval date. A single, thirty (30) day extension ~~may~~ shall be granted upon request of the applicant with a demonstration that the sign will be installed during the extension period.

SECTION sec.25 – GENERAL SIGN PROVISIONS

(A) **Determination of Sign Area:** Signs shall not exceed the maximum sign area allowed for that type of sign or zoning district. The sign area shall be expressed in square feet, measured to the nearest tenth of a square foot, and shall be computed as follows:

- (1) *Single-Faced Signs:* Sign area for single-faced signs shall be the square footage of the sign face as measured by enclosing the most protruding points or edges of the sign face within a parallelogram, rectangle, circle, or triangle, excluding any frame.
- (2) *Double-Faced Signs:* Sign area for signs with multiple faces shall be the area of the largest of the sign faces, as described above, provided all faces are part of the same structure and are no more than eighteen (18) inches apart. Otherwise, the sign area shall be the sum of all the areas of all the faces.

~~(B) *Sign Materials:* Permanent signs shall be designed to be compatible with the character of the principal building materials and the landscaping to promote an overall unified and consistent aesthetic effect.~~

~~(C) *Construction Standards:* The following standards shall apply to all permanent signs:~~

- ~~(1) *Fastenings:* All signs shall 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 metallic parts of signs shall be kept free from corrosion.~~
- ~~(2) *Sign Safety:* All signs and support structures shall have a clearance of at least four (4) feet from any electrical transmission lines. All signs shall comply with the minimum wind pressure and other standards of the Building Code.~~

~~(D) *Breakaway Design:* All signs within thirty (30) feet of the right-of-way shall include breakaway devices that are~~ designed and constructed to break or yield when struck by a vehicle.

~~(E) *Sign Maintenance:* Signs shall be maintained in a manner constructed and maintained in a manner consistent with the Building Code. Signs shall be kept neatly painted, stained, sealed, or preserved, including all frames and supports.~~

~~(F) *Location:* Signs may~~ shall be placed as outlined below:

- (1) *Freestanding Signs:* Freestanding signs shall be placed in a front or waterbody yard and shall not be located within any clear-vision zone.
- (2) *Wall-Mounted Signs:* Wall-mounted signs shall be facing a front or waterbody yard or shall be facing an on-site or shared parking lot serving the site.
- (3) *Window Signs:* Window signs shall be located on the interior of the window.
- (4) *Awning and Canopy Signs:* Awning and canopy signs shall be located on an awning attached to a structure and shall be facing a front or waterbody yard or facing an on-site or shared parking lot serving the site.
- (5) *Flags:* ~~Flags~~ Official flags shall be attached to a freestanding or building-mounted flagpole.

~~(G) *Illumination:* Permanent signs may be illuminated only by steady, stationary, shielded light sources using approved electrical devices directed solely at the sign or internal to it, according to the following standards:~~

- ~~(1) *Timer Controls:* Illuminated signs shall be equipped with a functional timer control. Signs shall not be illuminated after 10:00 pm or one half (1/2) hour after the use ends for the day, whichever is later, nor before 6:00 am or one half (1/2) hour before the beginning of the use for the day, whichever is earlier.~~
- ~~(2) *Non-glare, Shielded Lighting:* Lights shall be shaded and/or shielded downward with light directed away from adjacent properties and streets.~~
- ~~(3) *Backlighting:* Signs with internal illumination shall have the lettering and graphics in a lighter color than the background to the maximum extent practical.~~

~~An administrative adjustment may be granted by the approving authority from this standard if all of the following are true:~~

- ~~a. Meeting this standard would require alteration of a trademark; and~~
- ~~b. The alternate design will not otherwise negatively impact the intent and purpose of this Article.~~

~~(4) *Wiring:* Electrical service to illuminated signs not attached to a building shall be located underground.~~

~~(H) *Electronic Message Signs:* Electronic message signs shall meet the following additional standards:~~

- ~~(1) *Sign Area:* The electronic message sign area shall not exceed fifty (50) percent of the total sign area.~~
- ~~(2) *Message Changes:* Messages or images shall be displayed for at least one (1) hour and the time to change the message or image shall be one (1) second or less.~~
- ~~(3) *Light Intensity:* Electronic message signs shall not display light of such intensity to cause glare, impair the vision of an ordinary driver, or constitute a nuisance. Maximum luminance shall not exceed three tenths (0.3) footcandles above ambient light levels at a distance, measured perpendicularly from the sign face, based on the size of the electronic message sign area as outlined in the table below. Maximum luminance shall not exceed one tenths (0.1) footcandles above ambient light levels at adjacent lot lines of residentially zoned or residentially used lots.~~

Table xx.25(E)(3)

Sign Area	Distance Measurement is Taken
10 square feet	32 feet
15 square feet	39 feet
20 square feet	45 feet

~~(4) *Dimming:* Electronic message signs shall have a 16 stage or better automatic dimmer that adjusts the intensity of light based on the ambient light levels.~~

~~(5)(6) *Certification:* The applicant shall provide written certification from the sign manufacturer that the light intensity has been factory programmed not to exceed the above light intensity.~~

~~(I)(E) *Window Sign Area:* Window signs shall have a maximum sign area of twenty-five (25) percent of the glass area of that façade.~~

~~(J)(E) *Substitution:* Any commercial sign may also be used for a non-commercial message.~~

SECTION **Sec.**30 – SIGNS NOT REQUIRING A SIGN PERMIT

The following signs do not require a Sign Permit. The standards of this Ordinance shall still apply to signs not requiring a Sign Permit.

(A) *Official Signs:* Signs installed by a governmental agency for traffic control or public notice shall not require a Sign Permit.

- ~~(B) Official Flags:~~ Official flags shall not require a Sign Permit.
- ~~(C) Murals:~~ Murals that do not contain a commercial message shall not require a Sign Permit.
- ~~(D) Window Signs:~~ Window signs shall not require a Sign Permit.
- ~~(E) Temporary Signs:~~ Temporary signs shall not require a sign permit if they are displayed for sixty (60) days or less and are less than six (6) square feet in area.
- ~~(F) Existing Signs:~~ Maintenance of existing signs, including replacement of sign faces, shall not require a Sign Permit.

(A) The following signs shall not require a Sign Permit:

- (1) Official signs;
- (2) Official flags;
- (3) Murals not containing a commercial message;
- (4) Window signs; and
- (5) Temporary signs.

(B) Maintenance of existing signs, including replacement of sign faces and regular maintenance but excluding enlargement of the sign, shall not require a Sign Permit.

(C) The standards of this Ordinance shall still apply to signs not requiring a Sign Permit.

SECTION **Sec.**35 – TEMPORARY SIGNS

(A) **Temporary Signs:** Temporary signs shall meet the standards outlined in the table below.

Table xx.35(A)- Temporary Sign Standards				
Zoning District	Number of Signs⁽¹⁾	Maximum Area	Maximum Height⁽²⁾	Minimum Setbacks⁽³⁾
AG, RC, PL	1 sign per frontage	10 square feet	6 feet	Side-yard- 5 feet
RR, LR, CU, MH	1 sign per frontage	6 square feet	5 feet	Side-yard- 5 feet
C-1	1 sign per frontage, plus 1 additional sign per unit, maximum of 4 signs	16 square feet	8 feet	Side-yard- 15 feet Waterbody yard- 35 feet

- (1) **Number of Signs:** Additional temporary signs, beyond the number allowed in the table above, shall be allowed as follows:
- a. One (1) additional temporary sign shall be allowed when the lot or a unit on the lot are listed for sale or lease.
 - b. Five (5) additional temporary non-commercial signs shall be allowed per lot for the period six (6) weeks prior to an election through one (1) week following an election.
 - c. One (1) additional temporary sign shall be allowed when a commercial service is being provided to the lot for a period one (1) week prior to and one (1) week following the beginning and conclusion of the commercial service.

- (2) *Sign Height:* This standard shall apply to ~~free-free~~-standing, wall-mounted, and fence-mounted temporary signs.
- (3) *Setbacks:* The horizontal distance between any portion of a sign and lot lines, structure, and other features.

SECTION ~~sec.~~40 – PERMANENT SIGNS

- (A) *Freestanding Signs:* Permanent freestanding signs shall be allowed accessory to a permitted or special land use and shall meet the standards outlined in the table below:

Table xx.40(A)- Freestanding Sign Standards					
Permanent Sign Standards					
Zoning District	Number⁽¹⁾	Maximum Area	Maximum Height⁽²⁾	Setbacks⁽³⁾	Lighting
AG, RC, PL	1 per frontage	24-28 square feet ⁽⁴⁾	6 feet	Edge of Travelled Road- 20 feet Side-yard- 20 feet	Yes ⁽⁶⁾
RR, LR, CU, MH		20-24 square feet ⁽⁴⁾	4 feet	Adjacent Dwelling- 50 feet	
C-1		32 square feet ⁽⁵⁾ 28 square feet ⁽⁵⁾	12 feet⁽⁶⁾ 8 feet ⁽⁶⁾	Edge of Travelled Road- 20 feet Side-yard- 20 feet	

- (1) *Number:* No more than one freestanding sign shall be located along each frontage.
- (2) *Height:* Decorative framing may extend six (6) inches above the maximum height for signs located within thirty (30) feet of the **front lot line** or one (1) foot above the maximum height for signs located at least thirty (30) feet from the **front lot line**.
- (3) *Setbacks:* The horizontal distance between any portion of a sign and lot lines, structure, and other features.
- (4) *Sign Area in Noncommercial Districts:* Signs located within thirty (30) feet of the **front lot line** shall have a maximum sign area of twenty (20) square feet. Signs located at least thirty (30) feet from the **front lot line** shall have a maximum sign area of twenty-four (24) square feet.
- ~~(5)~~ *Sign Area in Commercial Districts:* Signs located within thirty (30) feet of the **front lot line** shall have a maximum sign area of twenty-eight (28) square feet. Signs located at least thirty (30) feet from the **front lot line** shall have a maximum sign area of thirty-two (32) square feet.
- ~~(5)(6)~~ *Sign Height in Commercial Districts:* Signs located within thirty (30) feet of the **front lot line** shall have a maximum sign height of eight (8) feet. Signs located at least thirty (30) feet from the **front lot line** shall have a maximum sign height of twelve (12) feet.
- ~~(6)(7)~~ *Lighting:* Illuminated signs shall meet the standards of this Article and the **Lighting Article**.
- ~~(7)(8)~~ *Multiple-Dwelling Developments:* Residential developments with more than ten (10) lots shall have a maximum sign area of thirty (30) square feet. Signs may be located within an island at the entrance but shall not be located within the clear-vision zones.
- ~~(8)(9)~~ *Business Center Sign:* A sign located ~~on-at a~~ business center shall have an additional four (4) square feet for each unit, up to forty-four (44) square feet, and an additional height of one (1) foot for each unit, up to ten (10) feet.

~~(9)~~(10) Ground Clearance: Signs shall be designed so as not to create a hazard to pedestrians or cyclists.

~~(10)~~(11) Signs Close to the Front Lot Line: Signs located within thirty (30) feet of the front lot line shall be of a break away sign, as outlined in this Article. ~~The owner shall sign and record an affidavit stating that they will remove or relocate the sign at their own expense if the sign needs to be moved to accommodate right-of-way expansion.~~

(B) Wall Structure-Mounted Signs: Permanent wall, perpendicular, awning, and canopy signs shall be allowed accessory to a permitted or special land use as outlined in the table below:

Table xx.35(B)- Structure-Mounted Sign Standards

Zoning District	Number ⁽¹⁾	Maximum Area ⁽²⁾	Lighting
AG, RC	1 per street-facing façade	8 square feet	No
PL		12 square feet	Yes ⁽³⁾
RR, LR, CU, MH		6 square feet	
C-1	1 per frontage plus 1 per unit	12 square feet or 10 percent of the façade area, whichever is greater	

(1) Number: No more than one freestanding structure-mounted sign shall be located along each frontage.

(2) Sign Area: This area excludes window signs.

~~(2)~~(3) Lighting: Illuminated signs shall meet the standards of this Article and the Lighting Article.

~~(3)~~(4) Depth: Wall and canopy signs shall not extend more than one (1) foot from the façade. Awning signs shall not extend more than four (4) feet from the façade.

~~(4)~~(5) Ground Clearance: Awning and canopy signs shall have a ground clearance of at least eight (8) feet. Perpendicular signs shall have a ground clearance sufficient to not create a hazard to pedestrians, cyclists, or motorists.

(B) Sign Materials: Permanent signs shall be designed to be complementary with the character of the principal building and the landscaping to promote an overall unified and consistent aesthetic effect.

(C) Sign Construction Standards: The following standards shall apply to all permanent signs:

(1) Fastenings: All signs shall 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 metallic parts of signs shall be kept free from corrosion.

(2) Sign Safety: All signs and support structures shall have a clearance of at least four (4) feet from any electrical transmission lines. All signs shall comply with the minimum wind pressure and other standards of the Building Code.

(D) Illumination: Signs shall only be illuminated using approved electrical devices directed solely at the sign or internal to it, according to the following standards:

(1) Timer Controls: Illuminated signs shall be equipped with a functional timer control. Signs shall not be illuminated after 10:00 pm or one half (1/2) hour after the use of the site ends for the day, whichever is later, nor before 6:00 am or one half (1/2) hour before the beginning of the use of the site for the day, whichever is earlier.

(2) Non-glare, Shielded Lighting: Lights shall be steady, stationary, and shaded and/or shielded downward with light directed away from adjacent properties and streets.

(3) Backlighting: Signs with internal illumination shall have the lettering and graphics in a lighter color than the background to the maximum extent practical.

An administrative adjustment may be granted by the approving authority from this standard if all of the following are true:

- a. Meeting this standard would require alteration of a trademark; and
- b. The alternate design will not otherwise negatively impact the intent and purpose of this Article.

(4) Wiring: Electrical service to illuminated signs not attached to a building shall be located underground.

(E) Electronic Message Signs: Electronic message signs shall meet the following additional standards:

- (1) Message Changes: Messages or images shall be displayed for at least one (1) hour and the time to change the message or image shall be one (1) second or less.
- (2) Light Intensity: Electronic message signs shall not display light of such intensity to cause glare, impair the vision of an ordinary driver, or constitute a nuisance. Maximum luminance shall not exceed three-tenths (0.3) footcandles above ambient light levels at a distance, measured perpendicularly from the sign face, based on the size of the electronic message sign area as outlined in the table below. Maximum luminance shall not exceed one-tenths (0.1) footcandles above ambient light levels at adjacent lot lines of residentially-zoned or residentially-used lots.

Table xx.25(E)(3)

<u>Sign Area</u>	<u>Distance Measurement is Taken</u>
<u>10 square feet</u>	<u>32 feet</u>
<u>15 square feet</u>	<u>39 feet</u>
<u>20 square feet</u>	<u>45 feet</u>

(3) Dimming: Electronic message signs shall have a 16-stage or better automatic dimmer without a manual override that adjusts the intensity of light based on the ambient light levels.

(4) Certification: The applicant shall provide written certification from the sign manufacturer that the light intensity has been factory-programmed not to exceed the above light intensity.

SECTION **Sec.**45 – LEGALLY NONCONFORMING SIGNS

The continued use of legally nonconforming signs shall be permitted, as outlined in this Section. Such signs shall not be enlarged, expanded, or extended, with the intent that legally nonconforming signs shall eventually be eliminated or replaced upon their natural deterioration or destruction. The continuance of legally nonconforming signs shall be subject to the standards of this Section.

(A) Structural Changes: The faces, supports, or other parts of legally nonconforming signs shall not be structurally changed or enlarged unless the resulting changed, altered, substituted, or enlarged sign conforms to the standards of this Ordinance.

- (B) **Damages:** Legally nonconforming signs that have been destroyed or damaged by more than fifty (50) percent of its replacement cost shall not be reconstructed except in conformity with the standards of this Ordinance.

SECTION **sec.**50 – REMOVAL OF SIGNS

- (A) **Permanent and Temporary Signs:** Permanent and temporary signs erected or maintained in violation of this Ordinance shall be removed.
- (1) **Notice:** The Zoning Administrator shall order the removal by sending a written notice to the property owner. The notice shall order removal of the sign or outline what action would bring the sign into compliance with this Ordinance and shall outline a reasonable length of time, at least fourteen (14) days, for removal or compliance.
 - (2) **Removal:** Upon failure to remove the sign or bring the sign into compliance, the Township may remove the sign immediately and without further notice, at its discretion. Any cost incurred for removal may be assessed to the property owner.
- (B) **Dangerous Signs:** Signs that pose an immediate threat to safety shall be removed immediately.
- (1) **Notice:** The Zoning Administrator shall order the removal by sending a written notice to the property owner, except as outlined in this Article. The notice shall order removal of the sign or outline what action would bring the sign into compliance with this Ordinance and shall outline a reasonable length of time for removal or compliance.
 - (2) **Removal:** Upon failure to remove the sign or bring the sign into compliance, the Township may remove the sign immediately and without further notice, at its discretion. Any cost incurred for removal may be assessed to the property owner.
 - (3) **Emergency Removal:** The Township may remove a sign that poses an immediate threat to safety without sending notice to the property owner if the Zoning Administrator certifies the nature of the immediate threat and that a delay resulting from noticing the property owner is likely to cause harm to individuals or property. Any cost incurred for removal may be assessed to the property owner.
- (C) **Signs in Right-of-Way:** Signs erected within the right-of-way in violation of this Ordinance may be removed by the Township without notice. Any cost incurred for removal may be assessed to the sign owner.

SECTION **sec.**55 – VIOLATIONS

The installation, construction, reconstruction, alteration, or maintenance of a sign requiring a Sign Permit without receiving a Sign Permit or the installation, construction, reconstruction, alteration, or maintenance of a sign in any manner inconsistent with this Ordinance is a violation of this Ordinance.

- (A) **Party to Violation:** Any person, agent, or property owner who causes a sign to be in violation of this Ordinance shall be a party to the violation.
- (B) **Separate Violation:** Each sign in violation of this Ordinance shall be considered a separate violation. Each day a sign is in violation of this Ordinance shall be considered a separate violation.

(C) Nuisance Per Se: Any sign maintained in violation of this Ordinance is considered a nuisance per se.
(SEE THIS ARTICLE)

(D) Municipal Civil Infraction: Violation of the provisions of this Article shall be a municipal civil infraction.

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