

ARTICLE IV: SIGNS

SECTION 4.01: INTENT

It is hereby determined that regulation of the location, 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 businesses 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 be lawfully 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 4.02: RESIDENTIAL DISTRICT REGULATIONS FOR SIGNS

Within the RR-1, RR-2 and RR-5 Districts, 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 a 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 mobile home park 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 (8) feet in height.
- E. One sign shall be permitted to advertise a home occupation not to exceed six (6) square feet and shall not be illuminated or have working parts. It may be attached flush to the building or placed to the front of the lot or parcel and shall not detract from the visual appearance of the neighborhood.
- F. Signs permitted by this Section and exempt from the setback requirements of Section 3.01. Signs, however, shall not be located on the right-of-way and shall not interfere with traffic visibility.

SECTION 4.03: 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 or fraction of frontage, or sixty (60) square feet for each acre or fraction of area of the developed premises, 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) square feet or fraction of street frontage, with a maximum of two hundred (200) square feet, is permitted only for signs identifying the developed premises

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 4.04: INDUSTRIAL DISTRICT SIGN REGULATIONS

In the Industrial District, on-premise signs are permitted having 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 sign 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 4.05: CONDITIONAL USE SIGN REGULATIONS

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 premise. 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 located in the TD or I Districts, or to churches, multiple family dwellings, nursing homes or home occupations.

SECTION 4.06: 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 or 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 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 4.07: CONSTRUCTION SIGNS

One construction sign is permitted per project, not exceeding sixteen (16) square 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 4.08: EXEMPT SIGNS

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

Public Signs - Signs of 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. Political signs must be removed within 10 days after the date of the election.

Signs which announce no hunting or 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 4.09: LIGHTING OF SIGNS

No lighted signs shall be permitted within the RR-1, RR-2, 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 may be lighted to such an intensity or in such a manner that it creates a public nuisance or adversely affects the public health, safety, or general welfare.

SECTION 4.10: MAINTENANCE OF SIGNS

Dilapidated sign structures which may cause injury or degrade the surrounding area, and signs which advertise a closed business, past event or political election, are no longer legible, or are otherwise untimely or unsafe, are a nuisance and a potential hazard to the general health, safety and welfare. Therefore, the Zoning Administrator is authorized to remove, or to have removed, all dangerous or nuisance signs, the cost of which is to be born by the sign owner and/or property owner.

SECTION 4.11: 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 shall:
1. 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. be continued after the activity, business, or usage to which it relates has been discontinued for 30 days or longer;
 3. be reestablished after damage or destruction if the estimated expense of reconstruction exceeds 50% of the sign value.
- C. No nonconforming sign may be changed to another nonconforming use.
- D. Nonconforming signs may have their face or message updated but not structurally altered.