

**CHAPTER 10
SIGNS**

Section 1000.00 Signs

Section 1000.01 Purpose

The purpose of this Chapter is to promote and protect the public health, convenience and safety by regulating existing and proposed signs of all types. More specifically, the following sign regulations are established in order to achieve the following purposes:

- A. To reduce distractions and obstructions from signs that would adversely affect traffic safety, and to alleviate hazards caused by signs projecting over or encroaching on public ways.
- B. To preserve and enhance physical appearance of the Township and its business and industrial districts by requiring new and replacement signage which is:
 - 1. Creative and distinctive.
 - 2. Compatible with the surroundings.
 - 3. Appropriate to the type of activity to which it pertains.
 - 4. Expressive of the identity of individual proprietors, or of the community as a whole.
 - 5. Appropriately sized in its context, so as to be easily readable.
- C. To discourage excessive visual competition in signage and ensure that signs adequately identify uses and activities to the public.
- D. To avoid the appearance of sign clutter, protect property values and prevent nuisances.
- E. To support and compliment the land use plan objectives and the specific objectives of this Resolution.

Section 1000.02 Signs Excluded from These Regulations

The following signs are hereby designated as “exempt signs” and, as such, are subject only to the regulations contained in this Section:

- A. Political Signs providing that such signs shall not be placed on or over any public property or any public right-of-way and shall not constitute a safety hazard to pedestrian or vehicular traffic.
- B. Signs used for safety purposes relative to the repair and maintenance of streets, sidewalks or utilities in a public right-of-way.
- C. Signs and public notices erected or required by governmental bodies, or authorized for a public purpose by any law, statute or ordinance.

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- D. Religious or other holiday lights and decorations containing no commercial message when displayed during the appropriate time of year.
- E. Governmental flags. Such flags shall not be flown from a pole that is more than 40 feet in height.
- F. Address numbers not to exceed two (2) square feet in area.
- G. Nameplates not to exceed two (2) square foot in area.
- H. Memorial signs, tablets, plaques, building markers or cornerstones not to exceed six (6) square feet in area and that are permanently affixed to the building or premises.
- I. Parking control signs and fire lane signs, intended to prohibit or impose conditions upon parking pursuant to State Law, not to exceed four (4) square feet.

Section 1000.03 Prohibited Signs

The following signs are prohibited in all zoning districts:

- A. Signs that revolve, rotate, whirl, spin, are animated, or otherwise use motion to attract attention or have the appearance of moving, including signs that contain pennants, ribbons, streamers, spinners or similar devices.
- B. Signs containing flashing, intermittent, moving, or rotating lights or running lights giving the illusion of movement, with the exception of time and temperature devices.
- C. Portable or moveable signs, unless otherwise permitted in this Resolution.
- D. No sign, except for a traffic, regulatory or informational sign, shall use the words “stop,” “go” “caution,” or “danger” or shall incorporate red, amber, or green lights resembling traffic signals, or shall resemble “stop” or “yield” signs in shape and color.
- E. Inflatable signs and tethered balloons, except when in compliance with Section 1000.13 Schedule 1000.13.B.2

Section 1000.04 Nonconforming Signs and Structures

Signs and structures in existence prior to the effective date of this Resolution, which violate or are otherwise not in conformance with the provisions of this Section shall be deemed nonconforming. All such legal nonconforming signs and structures shall be maintained in accordance with the provisions of this Section. The burden of establishing the legal nonconforming status of any advertising sign or structure shall be upon the owner of the sign or structure.

Section 1000.05 Loss of Legal Nonconforming Status

A legal nonconforming sign shall immediately lose its legal nonconforming status, and

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therefore must be brought into conformance with this Resolution or be removed, if:

- A. The sign is enlarged, relocated, or replaced.
- B. The sign is part of an establishment, which discontinues its operations for a period of two (2) or more continuous years.
- C. The sign is structurally damaged to an extent greater than one half of its estimated replacement value.

Section 1000.06 Signs Requiring Zoning Certificate

- A. No person shall locate or maintain any sign unless all provisions of this Resolution have been met. To assure compliance with these regulations, a Zoning Certificate issued pursuant to this Resolution shall be required for each sign unless specifically exempted in accordance with these regulations.
- B. A sign initially approved for which a Zoning Certificate has been issued shall not be modified, altered or replaced, nor shall design elements of any building or lot upon which such sign is maintained be modified, altered or replaced, if any such design element constituted a basis for the approval of such sign, unless a new or amended Zoning Certificate is obtained in accordance with these regulations.
- C. The repainting, changing of parts and maintenance of signs shall not be deemed alterations requiring a Zoning Certificate.

Section 1000.07 Application Requirements

Before erecting or altering any sign that requires a Zoning Certificate, an application on Township Zoning Certificate Application Forms shall be submitted to the Zoning Inspector in accordance with the applicable provisions of this Resolution.

The application shall include the following items in addition to the applicable requirements listed in Section 401.03:

- A. A drawing of the sign with the letter sizes, colors, materials, illumination, support system, dimensions, height and square footage of the sign to determine compliance with the requirements of this Chapter.
- B. A site plan showing the location of the sign from the right-of-way, on-site buildings and structures, and the property lines.

Section 1000.08 General Requirements for All Signs

The following regulations shall apply to all signs unless specifically exempted in this Section:

- A. Any illuminated sign or lighting device employed to externally light a sign shall emit a constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no event shall an illuminated sign or lighting device be

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placed or directed so as to permit the beams and illumination to be directed upon a public thoroughfare, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

- B. No sign shall employ any parts or elements, which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention.
- C. No projecting sign shall be erected or maintained from the front or face of a building a distance of more than two (2) feet. In addition, no element of a projecting sign, including any support structure or cables, shall extend above the cornice line of the building to which it is attached.
- D. A wall sign shall project no further than 12 inches from the wall on which it is mounted and cannot be located above the cornice line or second floor window line, whichever is lower.
- E. No sign shall be placed on the roof of any building, except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building.
- F. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign, except as otherwise specified in this Resolution.
- G. No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window giving access to any fire escape.
- H. No sign shall be placed in any public right-of-way, except publicly owned signs, such as traffic control signs and directional signs.
- I. No advertising signs may be attached to or supported by utility poles, trash receptacles, vending machines, trees or benches.
- J. No sign shall be located on a vacant lot, except for the purpose of advertising the lot for sale or lease, or for the notification of present danger or the prohibition of trespassing or for directing and guiding traffic and parking on private property but bearing no advertising matter.
- K. No sign shall be located nearer than eight (8) feet vertically or four (4) feet horizontally from any overhead electrical wires, conductors, or guy wires.
- L. No vehicle or trailer may be parked on a business premises or a lot for the purpose of advertising a business, product, service, event, object, location, organization, or the like.
- M. All signs shall be secured in such a manner as to prevent significant movement due to wind.

Section 1000.09 Measurement of Sign Areas and Height

- A. The sign face shall be computed as including the entire area within a geometric form or combinations of geometric forms comprising all of the display area of the sign and including

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all advertising matter displayed. Frames and structural members not being used to display advertising matter shall not be included in computation of sign face.

- B. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the total allowable display area, except where the two faces are placed back-to-back and are at no point more than two (2) feet from each other. In these instances, the total allowable display area shall be taken as the area of one of the sign faces, and if the faces are unequal in area, the larger shall determine the measurable display area.
- C. For a sign consisting of individual letters or symbols attached to or painted on a surface, such as, but not limited to a wall, window, canopy or awning, the sign face shall be considered as the smallest rectangle or other geometric form which encompasses all of the letters and symbols.
- D. The height of a sign shall be computed as the distance from the base of a sign or supportive structure at its point of attachment at normal grade to the top of the highest attached component of the sign.

Section 1000.10 Criteria for the Construction and Design of Signs

In addition to ensuring compliance with the numerical standards of these regulations, the Zoning Inspector shall consider the proposed general design, arrangement and placement of the sign according to the following criteria:

A. Construction Standards

- 1. All signs shall be constructed in conformance with the appropriate building code and other applicable requirements of the County and Township.
- 2. All signs shall be structurally sound so as to pose no threat to pedestrian or vehicular traffic. Signs shall be fabricated on and of material that is of good quality and durability.
- 3. All signs shall be rigidly secured and no sign shall swing from a bar, crane, awning or other sign. No part of any sign shall be revolving, oscillating or otherwise be designed to move.

B. Design Criteria

- 1. The lettering shall be large enough to be easily read, but not overly large or out of scale with the building or site.
- 2. The number of items, letters, symbols and shapes shall be consistent with the amount of information that can be comprehended by the viewer, reflect simplicity, avoid visual clutter and improve legibility.
- 3. The shape of the sign shall be simple, and the sign should be consolidated into the minimum number of elements.
- 4. The size, style and location of the sign shall be appropriate to the activity of the site.

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5. The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture. The sign shall also have a minimum of advertising and reflect the primary purpose of identifying the name and type of establishment or use.
6. Informational signs shall contain the minimum information and the minimum area necessary to convey the message and instruct the viewer in the safe and efficient use of the facility.

C. Illumination of Signs

1. Signs permitted to be illuminated shall be in compliance with the following requirements:
 - a. Whenever external illumination is used for a sign, the source of light shall be located, shielded and directed in such a manner that the light does not shine or cause glare onto any surrounding street or private residence.
 - b. The lighting of any sign, whether resulting from external or internal illumination, shall not be of such brightness so as to cause glare that is hazardous or a nuisance to pedestrian or vehicular traffic or adjacent premises.
2. Signs shall not be lighted to obstruct traffic control or any public information signs.

Section 1000.11 Required Maintenance of Signs

All signs identified in this Chapter shall be maintained in accordance with the following:

- A. The property owner shall maintain the sign in a condition fit for the intended use.
- B. Each permanent sign shall contain the name, address and telephone number of a firm or person responsible for maintaining the sign. Such information shall be placed on the frame or other supports and large enough to be easily read by a person standing on the ground adjacent to the sign.
- C. If the sign is deemed by the Zoning Inspector to be in an unsafe condition, the responsible party shall be immediately notified, in writing of the violation. Within seven (7) business days of the mailing of the notice, if corrective action isn't taken to remedy the violation, then the Zoning Inspector may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to cause removal or alteration to comply with this regulation.
- D. Whenever, any sign, either conforming or nonconforming to these regulations, is required to be removed for the purpose of repair, change of lettering, or repainting, the same may be done without a permit or any payment of fees provided that all of the following conditions are met:
 1. There is no alteration or remodeling to the structure or the mounting of the sign itself.
 2. There is no enlargement or increase in any of the dimensions of the sign or its structure.

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- The sign is accessory to a legally permitted, conditional or nonconforming use.

Section 1000.12 Temporary/Special Events Signs Not Requiring a Zoning Certificate

The following types of signs may be temporarily installed on a property without a Zoning Certificate in accordance with the following requirements:

Schedule 1000.12 Temporary Signs Not Requiring a Zoning Certificate		
Type of Sign	Size of Sign	Additional Requirements
A. Any District		
1. Freestanding announcement signs to include real estate signs, contractor identification signs, or property owner announcement signs.	<ol style="list-style-type: none"> Each sign face shall be no greater than six (6) square feet in area. Overall height of each sign shall be no greater than four (4) feet. The total combined sign faces of all of the signs shall be no greater than twenty-four (24) square feet. 	<ol style="list-style-type: none"> Limited to two (2) signs per property. The sign may be displayed throughout the sale or construction phase and must be removed within seven (7) days of the sale or completion of the construction.
2. Freestanding construction signs identifying a project or development	<ol style="list-style-type: none"> Sign face shall not exceed twelve (12) square feet. Overall height shall be no greater than six (6) feet. 	<ol style="list-style-type: none"> One sign per premise. Identify project name, architect, engineer, or contractor. The sign may be displayed during the construction phase of project and must be removed within thirty (30) days after completion.
B. Non-Residential Districts and Mixed Use Residential/Commercial Districts		
1. Window sale and announcement signs for all non-residential uses.	<ol style="list-style-type: none"> A sign face shall not occupy more than 25% of a single window surface area of the building. Total of temporary and permanent sign face shall not occupy more than 50% of the total window surface area. 	<ol style="list-style-type: none"> The sign shall be placed on the interior side of the window. The sign may be displayed throughout the sale and must be removed within twenty-four (24) hours of the sale.

Section 1000.13 Temporary/Special Events Signs Requiring a Zoning Certificate

The following types of signs require a Zoning Certificate in accordance with the following requirements to be temporarily installed on a property:

Schedule 1000.13 Temporary Signs Requiring a Zoning Certificate		
Type of Sign	Size of Sign	Additional Requirements
A. Any District		
1. Freestanding sign to identify real estate auction of land	<ol style="list-style-type: none"> Sign face shall be no greater than thirty-two (32) square feet in area. Overall height of each sign shall be no greater than six (6) feet. 	<ol style="list-style-type: none"> Two (2) sign per street frontage. The sign(s) must be removed within 7 days of the auction.

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Type of Sign	Size of Sign	Additional Requirements
2. Freestanding temporary commercial event signs to include but not limited to garage, yard and barn sales, auction of personal property, etc..	<ol style="list-style-type: none"> 1. Each sign face shall be no greater than four (4) square feet in area. 2. Overall height of each sign shall be no greater than four (4) feet. 3. The total combined sign faces of all of the signs shall be no greater than six (6) square feet. 	<ol style="list-style-type: none"> 1. One sign per property - where the event is scheduled. 2. Two other signs may be placed off premise for directional purposes with permission of the property owners. 3. Signs shall not be posted any earlier than three (3) days before the event and shall be removed within forty-eight (48) hours after the event.
B. Non-Residential Districts and Mixed Use Residential/Commercial Districts		
1. Special event banner signs for all non-residential uses.	<ol style="list-style-type: none"> 1. Sign face shall not exceed a maximum size of thirty-two (32) square feet in area. 2. The total combined sign faces of all of the signs shall be no greater than thirty-six (36) square feet in area. 	<ol style="list-style-type: none"> 1. One sign per premise, where the event is scheduled. 2. Two other signs may be placed off premises for directional purposes with permission of the property owners. 3. The signs may only be displayed for no more than thirty (30) days after placement.
2. Special event inflatable signs and tethered balloon signs.	<ol style="list-style-type: none"> 1. Each sign or balloon shall have a sign face no greater than thirty-two (32) square feet in area when fully inflated. 2. Overall height of each sign or balloon shall be no greater than thirty-five (35) feet in the air. 3. The total of inflatable signs and tethered balloon signs permitted shall be no greater than three (3). 	<ol style="list-style-type: none"> 1. Each inflatable sign or balloon sign shall only be placed on the premise where the event is scheduled. 2. Each inflatable sign or balloon sign shall be displayed for no more than fourteen (14) consecutive days after placement within a 90 day period of time

Section 1000.14 Permanent Signs Not Requiring a Zoning Certificate

The following types of signs may be permanently installed on a property without a Zoning Certificate in accordance with the following requirements:

Schedule 1000.14 Permanent Signs Not Requiring a Zoning Certificate		
Type of Signs	Size of Sign	Additional Requirements
A. Any District		
1. Canopy and awning signs for all non-residential uses.	<ol style="list-style-type: none"> 1. A sign face shall not occupy more than 25% of a single canopy or awning. 	<ol style="list-style-type: none"> 1. May contain logo and name of business. 2. Shall not contain any commercial message. 3. The canopy or awning sign shall have a designed height to ensure the safe passage for any pedestrian or motor vehicle over which it projects. In no case shall the clearance be less than seven and one-half (7-1/2) feet in height.

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Section 1000.15 Permanent Signs Requiring a Zoning Certificate

The following types of signs require a Zoning Certificate in accordance with the following requirements to be permanently installed on a property, unless otherwise indicated:

Schedule 1000.15 Permanent Signs Requiring a Zoning Certificate		
Type of Signs	Size of Sign	Additional Requirements
A. Any District		
1. Monument sign to identify Agritourism activities and farm market roadside stands. 2. Temporary roadside stands may utilize a freestanding sign.	1. Sign face shall not exceed thirty-two (32) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per premise.
B. Residential Districts		
1. Freestanding or monument signs to identify a non-residential use (bed and breakfast, home based business, etc.)	1. Sign face shall not exceed four (4) square feet. 2. Overall height shall be no greater than four (4) feet.	1. One (1) sign per premise.
2. Monument sign to identify a non-residential use (public, (institutional, recreational, commercial, etc.).	1. Sign face shall not exceed thirty-two (32) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per street frontage.
3. Monument signs to identify a subdivision development, condominium or a multi-family housing complex.	1. Sign face shall not exceed thirty-two (32) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per street frontage
C. Non-Residential Districts and Mixed Use Residential/Commercial Districts		
1. Freestanding or monument signs to identify a non-residential use (bed and breakfast, home based business, etc.) on a residential property.	1. Sign face shall not exceed four (4) square feet. 2. Overall height shall be no greater than four (4) feet.	1. One (1) sign per premise.
2. Monument sign to identify a non-residential use (public, (institutional, recreational, commercial, industrial etc.) establishment.	1. Sign face shall not exceed twelve (12) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per premise. 2. The sign shall be located on the Street side of the building.
3. Monument signs to identify a residential subdivision development, condominium, multi-family housing complex, shopping center, or industrial park.	1. Sign face shall not exceed thirty-two (32) square feet 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per street frontage
4. Directory signs for all non-residential uses.	1. Total sign face shall not exceed thirty-two (32) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per business entrance.
5. Wall sign for all non-residential uses.	1. The maximum area of all sign faces attached to the building shall not be more than 25% of the square footage of the building's front facade area.	1. One (1) sign per business

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Type of Signs	Size of Sign	Additional Requirements
6. Permanent window signs for all non-residential uses.	1. A sign face shall not occupy more than 25% of a single window surface area of the building.	1. Shall be located on the street side of the building. 2. Shall be located on the window and placed on the interior side of the window. 3. A sign, located within three (3) feet of the window inside the building will be considered part of the window sign.

Section 1000.16 Additional Standards for Specific Types of Permitted Signs

A. Special Provisions for Automotive Fuel Stations

1. One (1) sign, not larger than three (3) square feet may be placed above each individual pump.
2. Each pump side may incorporate a sign face that occupies no more than 25% of that portion of the pump. The sign may only contain the business name and/or logo.
3. Areas of the pump that display information regarding the sales transaction (i.e. type of fuel, price per gallon, number of gallons purchased and cost of transaction, etc.) are exempt from the requirements contained in this Section.
4. In addition, to all other signs, a fuel station may display one (1) sign, not larger than four (4) square feet above each pump island stating whether the area is a “self-service” or “full service” area and the current price per gallon of the gasoline sold at the station.

B. Off-Premise Signs

Unless otherwise specified in this Resolution, an off-premise sign shall be classified as a business use and shall be permitted only in the following zoning districts, Commercial Residential Zoning District (C-R), General Commercial Zoning District (G-C), General Industrial Zoning District (G-I) or on land used for agricultural purposes, in accordance with the following requirements:

1. Location

- a. An off-premise sign shall not be permitted within 20 feet of the right-of-way line of any street or highway
- b. An off-premise sign shall be setback a minimum of five hundred (500) feet from the right-of-way of the intersection of any public roads, as measured from the edge of the nearest road right-of-way to the nearest portion of the off-premise sign.
- c. Required Spacing between Signs

An off-premise sign shall not be erected any nearer than one-thousand (1,000) feet from any other off-premise sign or an on-premise ground sign, as measured from the

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base of each sign.

d. Distance from Residential Property Lines

An off-premise sign shall be located at least five-hundred (500) feet from any parcel boundary located within a Residential Zoning District, including Residential Zoning Districts located in adjacent jurisdictions, as measured from the nearest lot line to the nearest portion of the off-premise sign.

e. Distance from Institutional, Scenic and Historic Areas

An off-premise sign shall be located at least five-hundred (500) feet from any parcel boundary used for any type of park, nature preserve, scenic roadway, school, cemetery, historic site or area, hospital, retirement home or government building, as measured from the nearest lot line to the nearest portion of the off-premise sign.

f. Distance from Special Facilities

An off-premise sign shall be located at least five-hundred (500) feet from a tunnel, bridge, underpass or overpass, as measured from the structure or the nearest lot line to the nearest portion of the off-premise sign.

g. Other Setbacks

An off-premise sign shall be placed no closer than fifty (50) feet from all other property lines, as measured from the nearest lot line to the nearest portion of the off-premise sign.

2. Size Limitation

The sign face area of off-premise signs shall be no larger than two-hundred-thirty-five (235) square feet and shall be no higher than forty (40) feet, as measured vertically from the finished grade.

3. Lighting

Signs may be illuminated, provided that the illumination is concentrated upon the sign area so as to prevent glare upon the street or adjacent property.

4. Additional requirements for multiple message and variable message advertising devices (i.e. electronic message board signs or digital signs)

- a. Each message or copy shall remain fixed for at least twenty (20) seconds.
- b. When a message or copy changes by remote control or electronic process, it shall be accomplished in three (3) seconds or less.
- c. Letters and numbers shall be a minimum of five (5) inches high. Vertical spacing shall be a minimum of three (3) inches between letters and numbers.

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- d. Such advertising devices shall contain a default design that will freeze the device in one (1) position if a malfunction occurs.
- e. Public service announcements shall be allowed to display emergency information such as Amber Alerts, weather alerts, emergency evacuation information and similar emergency situations as deemed necessary by safety officials.

Section 1000.17 Private Signage Agreements

Nothing in this Section or elsewhere in this Zoning Resolution shall prevent any building owner or association of merchants from establishing any lease or other form of agreement containing sign regulations, which are more stringent than those set forth in this Zoning Resolution.