

# ARTICLE XII

## SIGNAGE REGULATIONS

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### Section 1. PURPOSE OF SIGNAGE REGULATIONS

The purpose of this article is to apply a uniform standard for signs and outdoor advertising within Middleton Township in order to protect the public safety, health and welfare. By regulating the use, location and area of signs and outdoor advertising of all types the Township will protect property values, maintain an attractive business climate, promote the safety of motorists, allow for creative and varying sign designs and enhance the Township's appearance.

### Section 2. SIGN DEFINITIONS

The following definitions and phrases are used in this article and are also defined in Article XVIII.

- **Awning:** A canopy or roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window.
- **Banner:** A fabric or other non-rigid material that is not enclosed in a structural frame that is erected for the purpose of attracting the public's attention.
- **Base of Building:** The location along a building wall that comes in contact with the ground.
- **Billboard:** Any sign containing a message that pertains to a person, product or service that is not available at the parcel on which the sign is located.
- **Building Frontage:** The linear portion of a building facing an adjacent street or common parking area.
- **Fluorescent Color:** A colorant that absorbs light energy and reradiates the energy at visible wavelengths producing a reflectance value over 100%.
- **Illumination:** The lighting of an object.
  - **External Illumination:** The lighting of an object from a light source that is not within the object.
  - **Internal Illumination:** The lighting of an object from a light source that is within the object.
- **Logo:** A textual and/or graphic image displayed for the purpose of identifying an establishment, product, goods, services or other message to the general public.
- **Neon Color:** An extremely bright color.
- **Sign:** Any object consisting of a communication in the form of text, or sign copy, designed for the purpose of identifying an establishment, product, goods, services or other message to the general public.
- **Sign Amount:** The quantity of signs on premise.
- **Sign Area:** The entire area (in square feet) within a shape defined by a continuous line having only right angles that enclose the limits of sign copy. Sign structures shall not be included in the sign area measurement.
- **Sign Copy:** Words, letters, numbers, logos, symbols or designs.

- Sign Face: The portion of a sign that displays sign copy.
- Sign Height: The measurement from the location along a sign structure that comes in contact with the ground to the upper most point of the sign. Placing a sign on top of a mound is permitted if the mound is aesthetically incorporated into the sign's composition with elements such as landscaping and retaining walls.
- Sign Setback: The distance from the nearest edge of a sign or sign structure, measured at a vertical line perpendicular to the ground, to the right-of-way or future right-of-way if established prior to the sign's construction.
- Sign Structure: Any portion of a sign constructed to support a sign face.
- Sign, Address: A sign of high-intensity green background with high-intensity white numbers, not to exceed one square foot in area.
- Sign, Awning: Any sign, copy, symbol or logo displayed on an awning.
- Sign, Building Mounted: A sign attached to a building that is visible to the general public.
- Sign, Cantilever: A sign supported on the ground by a pole, not attached to any building, whereas the sign extends away from the primary support structure.
- Sign, Construction: A sign identifying the name(s) of project owners, or those involved in a project being constructed or improved.
- Sign, Directional: A sign erected for the sole purpose of directing vehicle or pedestrian traffic.
- Sign, Freestanding: A self-supporting sign.
- Sign, Monument: A self-supporting sign with a solid base upon which a sign is displayed.
- Sign, Multi-Sign Copy Display: An object containing more than one sign.
- Sign, Off-premise: See Billboard
- Sign, Pole: A sign supported on the ground by a pole that is not attached to any building or other structure.
- Sign, Political: A temporary sign used in connection with local, state or national elections.
- Sign, Portable: A sign that is not permanently affixed to a structure or ground.
- Sign, Real Estate: A sign indicating or directing one to a property that is available for sale, rent, or lease.
- Sign, Roof: A sign located on a roof, or a sign that extends above the roofline of a building.
- Sign, Single-Sign Copy Display: An object containing one sign.
- Sign, Special Event: Any sign used to present information regarding a special event.
- Sign, Subdivision Identification: Any sign used for the purpose of identifying a residential community consisting of condominiums, apartments, mobile homes, and or single-family homes.
- Sign, Subdivision Marketing: Any temporary sign used for the purpose of advertising the sale of platted lots, sale or lease of multi-family units, or available space in a commercial development.
- Sign, Window: Signs that are affixed to a window or are positioned within two (2) feet of the inside of a window so they are visible from the outside.
- Special Structure: Unoccupied buildings typically located at the entrance of a development for the purpose of aesthetics and/or sign display.
- Window Area: The area contained within the boundary of a window. A group of windows may be considered one window if they are on the same building face and are less than six inches apart.
- Zoning Inspector: The person employed by Middleton Township with the title "Zoning Inspector."

### Section 3. GENERAL SIGN STANDARDS

#### 1. Illumination

The following shall apply to the illumination of signs and sign structures:

- A. All signs may be illuminated internally or externally if the source of light is not visible.
- B. Illumination must be arranged to reflect away from adjoining property and or right-of-ways.
- C. Illumination shall not cause a hazard to traffic or conflict with traffic control signs or lights.
- D. Illumination involving movement, or causing the illusion of movement by reason of the lighting arrangement, shall not be permitted. This includes blinking, flashing, or other illuminating devices that have a changing light intensity, brightness or color, and devices that resemble large TV screens.
- E. The intensity or brightness from an illuminated sign shall not create a negative impact on residential properties as determined by the Zoning Inspector.

#### 2. Billboards

- A. Such signs may only be located on a property adjacent to an officially designated state or federal highways.
- B. Such signs shall be set back from the right-of-way at least as far as the required front yard depth for a principal building in such districts. In addition:
  1. For every square foot by which such signs exceed eighty (80) square feet, such setback shall be increased by one-half (1/2) foot but need not exceed a setback of one hundred (100) feet.
  2. Such signs located at the intersection of any state or federal highway with a major or secondary street the setback shall not be less than five hundred (500) feet from the establishment right-of -way of each such highway or street.
  3. Such signs shall not be less than two hundred (200) feet from the intersection of any county or township road with any other public roadway.
  4. Such signs shall not be permitted within 100 feet of a residential lot line.
  5. Such sign shall not be permitted within 500 feet of a residential structure.
  6. Such sign shall not be permitted within 300 feet of a parcel containing any public parkways, public square or entrance to any public park, public or parochial school, library, church, or similar institution.
  7. Such signs are not permitted in areas within the State Route 25 and State Route 582 Overlay Zone.
  8. Such signs shall not exceed 672 sf in area (14' x 48')
  9. Such signs shall not exceed the maximum height permissible in the underlying zoning district. Where no maximum height is specified the maximum height shall be thirty feet (measured from the ground to top of structure)
  10. Such signs are not permitted in any "R" districts.
  11. Only two such signs are allowed per parcel.
  12. Such signs must be at least 1,250' apart.

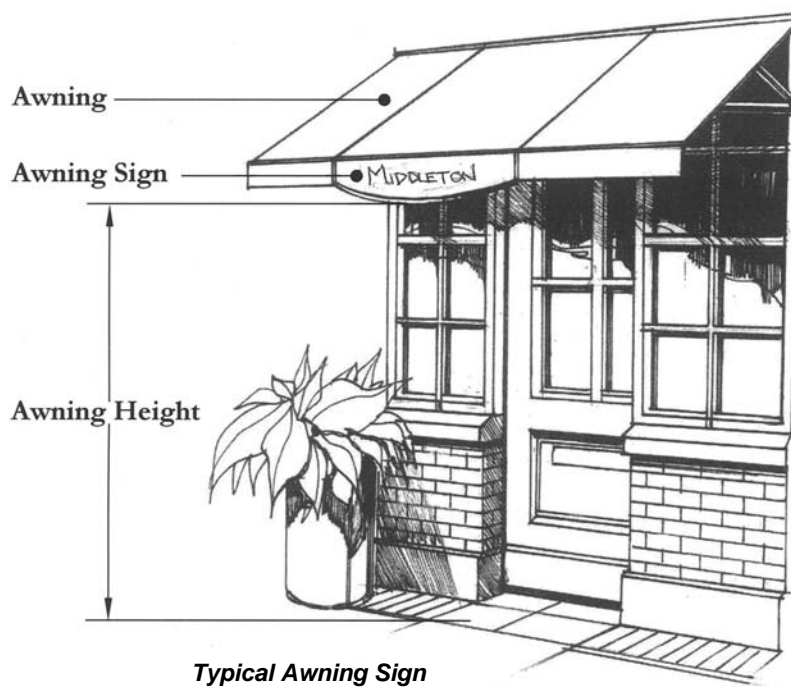
#### 3. Public Areas

- A. No sign shall be permitted to be placed on any curb, sidewalk, post, pole, hydrant, bridge, tree or other surface located on public property nor over or across any street or public thoroughfare, except as may otherwise be authorized by this Article or as follows:
  1. A blade sign attached to a building may project a maximum of three feet over a public sidewalk, if the lowest part of the sign is at least eight feet above the sidewalk surface.
  2. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.
  3. A bus stop sign erected by a public transit company.

4. Signs of a public utility regarding its poles, lines, pipes, or facilities.
  5. Subdivision identification signs located in a boulevard if it is demonstrated the sign will not adversely obstruct a driver's or pedestrian's view. The placement will be subject to review by the BZA and the County.
  6. Emergency warning signs erected by a governmental agency, a public agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.
4. Colors
    - A. No more than five colors may be used per sign.
    - B. For the purpose of this Section, black shall be considered a color.
    - C. Neon and fluorescent colors are prohibited.
  5. Lettering Styles and Sign Coverage
    - A. No more than two letter styles are permitted per sign.
    - B. Letters may not occupy more than 75 percent of any sign face.

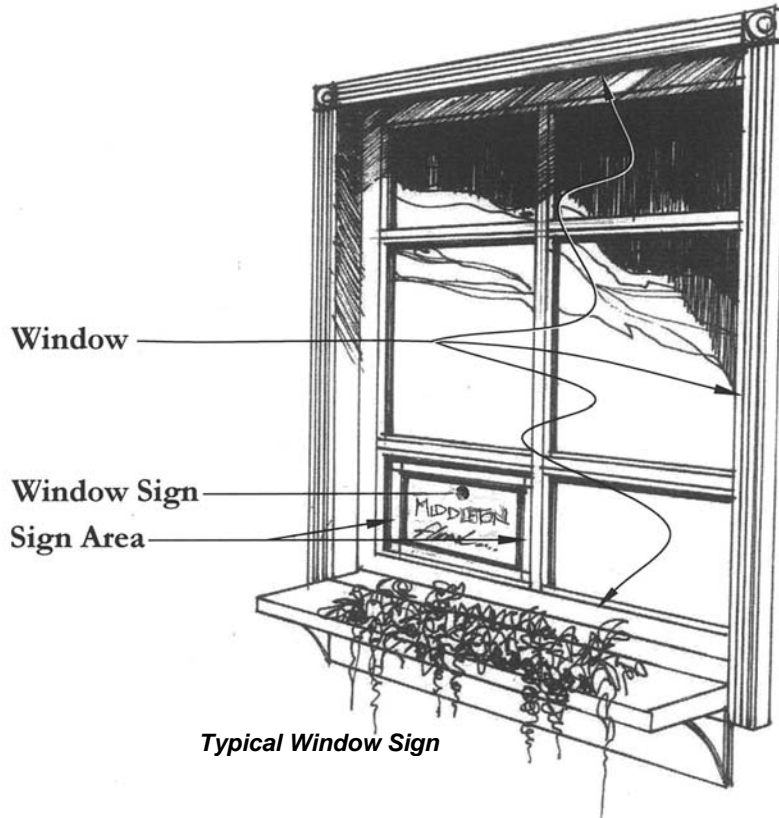
**Section 4. SIGN STANDARDS BY TYPE**

1. Awning Sign
  - A. Awning signs are permitted only as an integral part of the awning to which they are permanently attached.
  - B. No part of the awning sign is allowed to be detached from the awning.
  - C. Awning signs are not permitted in S-1, R-1, R-2, R-3, R-4 or RMH-4.
  - D. Awning signs are not permitted to be internally illuminated. Awnings may be illuminated by a light protruding from the building it resides on if the light is directed downward.
  - E. No structural element of an awning sign shall be located less than eight feet above a public walk. Where no walk is present, not less than seven feet above the base of a building.
  - F. One awning sign is allowed per building frontage. For multi-tenant buildings, one awning sign is allowed per business, per frontage. That is, a building or business may have two awning signs if the business is located at an intersection and fronts two streets.
  - G. A building or tenant may not have both a building mounted sign and an awning sign.
  - H. Awning signs are only permitted over a first floor window and or door.
  - I. Sign copy on an awning sign shall not exceed 12" in height.



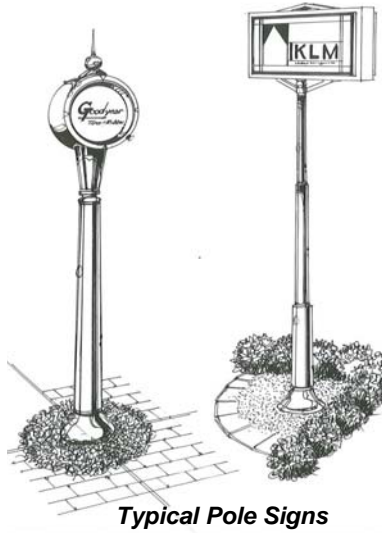
2. Window Signs

- A. Window signs are not permitted in S-1, R-1, R-2, R-3, R-4 or RMH-4.
- B. Any interior sign located within two feet of a window and exposed to public view shall be considered a Window sign.
- C. Window signs are only permitted on a building's first floor.
- D. One window sign is permitted per window.
- E. Sign area cannot exceed 25% of the total window area up to 36 square feet.



3. Pole Sign

- A. Pole sign heights, areas and amounts vary by district. See Section 5.
- B. Pole signs may not be internally illuminated.
- C. Pole signs may be doubled sided
- D. Footing design, inspection and wind-load calculations may be required by the County.

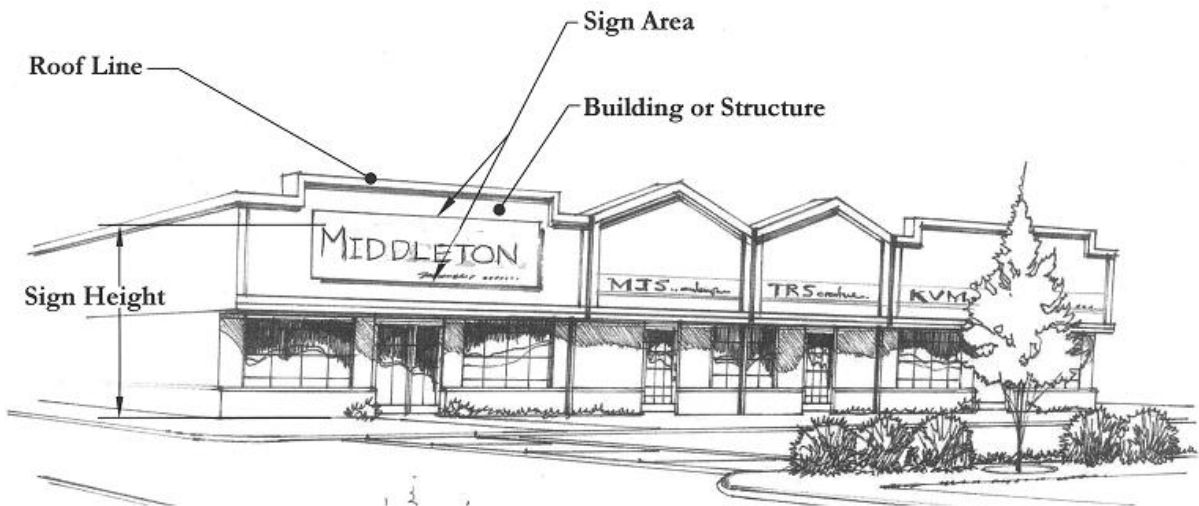


4. **Building Mounted Signs**

- A. Building mounted signs are not permitted in S-1, R-1, R-2, R-3, R-4 or RMH-4.
- B. The sign copy shall only represent the primary occupant or tenant of the building that the building mounted sign is attached.
- C. One building mounted sign is allowed per building frontage. For multi-tenant buildings, one building mounted sign is allowed per business, per frontage. That is, a building or business may have two building mounted signs if the business is located at an intersection and fronts two streets.
- D. A building or tenant may not have both a building mounted sign and an awning sign.
- E. Building mounted signs shall not project above the edge of the structure upon which it is attached.
- F. Building mounted signs shall not project more than 12" from the structure surface to which it is attached.
- G. The sign area of a building mounted sign shall be determined by multiplying 1.5 by the building frontage upon which the sign will be located; however, the sign area shall not exceed the area indicated in Section 5. For multi-tenant buildings, the portion of a building that is owned or leased by a single tenant shall be considered the "building" and the sign area shall be calculated based on the tenant's building frontage.



**Typical building mounted sign on a single-tenant building**

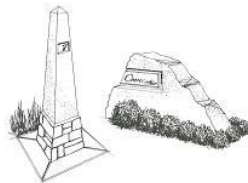


**Typical building mounted sign on a multi-tenant building**



5. Monument Sign

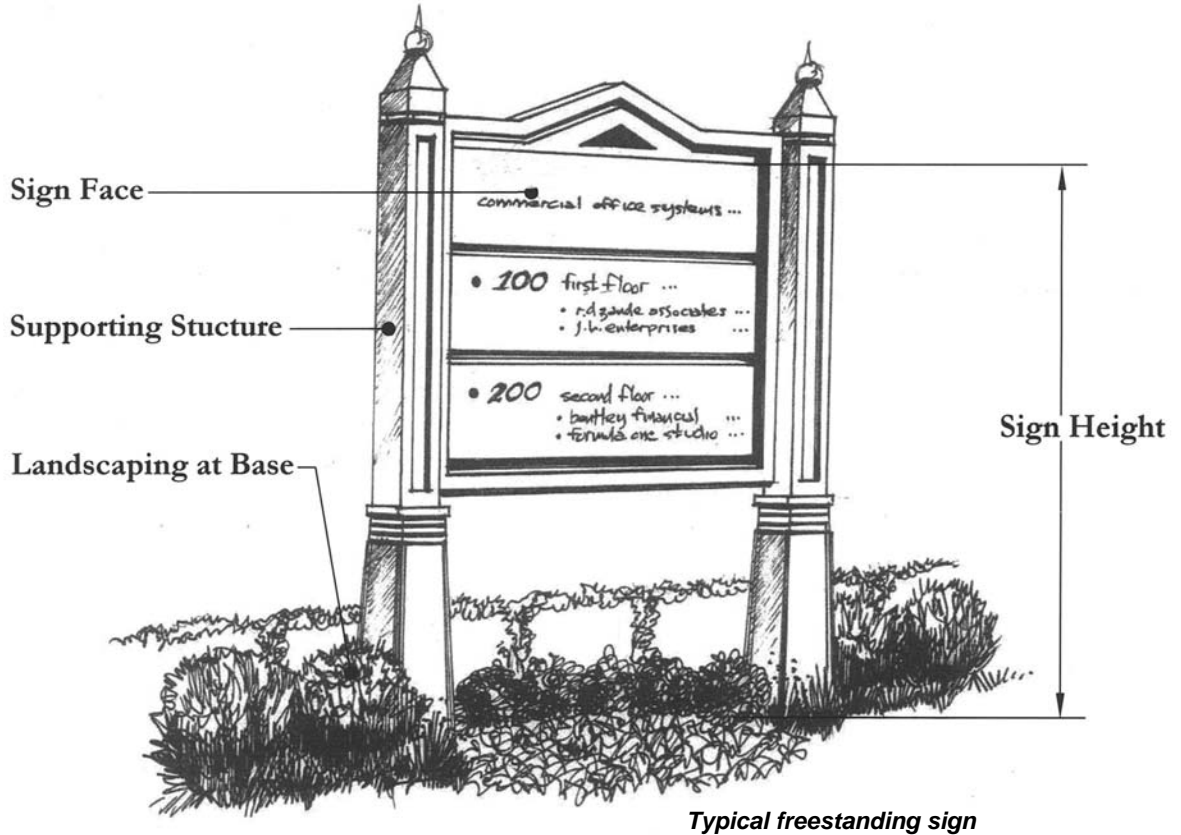
- A. Monument sign heights, areas and amounts vary by district. See Section 5.
- B. Footing design and inspection may be required by the County.



***Monument sign variations***

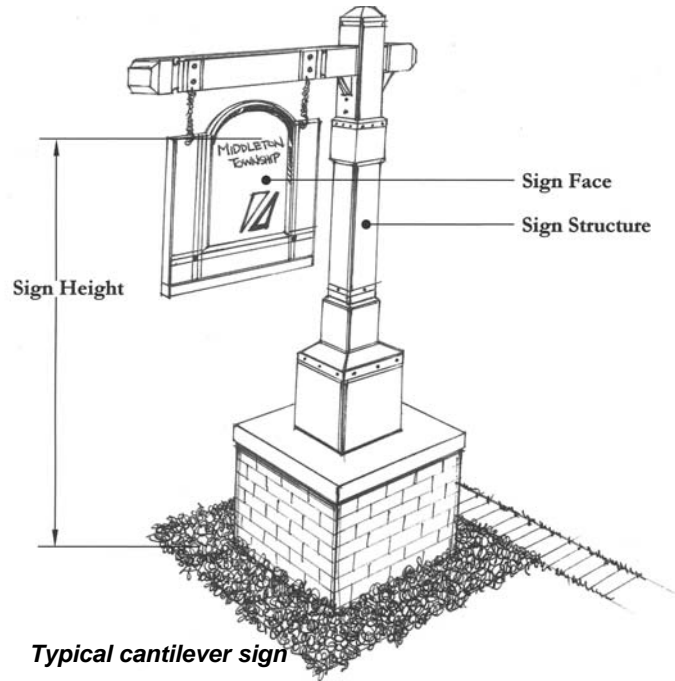
6. Freestanding Signs

- A. Freestanding signs are not permitted in residential districts: S-1, R-1, R-2, R-3, R-4 or RMH-4.
- B. The total sign area, per side, of a freestanding sign shall be determined by multiplying 0.5 by the lot frontage upon which the sign will be located; however, the sign area shall not exceed the area indicated in Section 5.
- C. Such signs are typically used for multi-sign-copy display. For single-sign-copy, cantilever or monument signs are recommended.
- D. Footing design, inspection and wind-load calculations may be required by the County.
- E. The posts of such signs must be aesthetically pleasing.



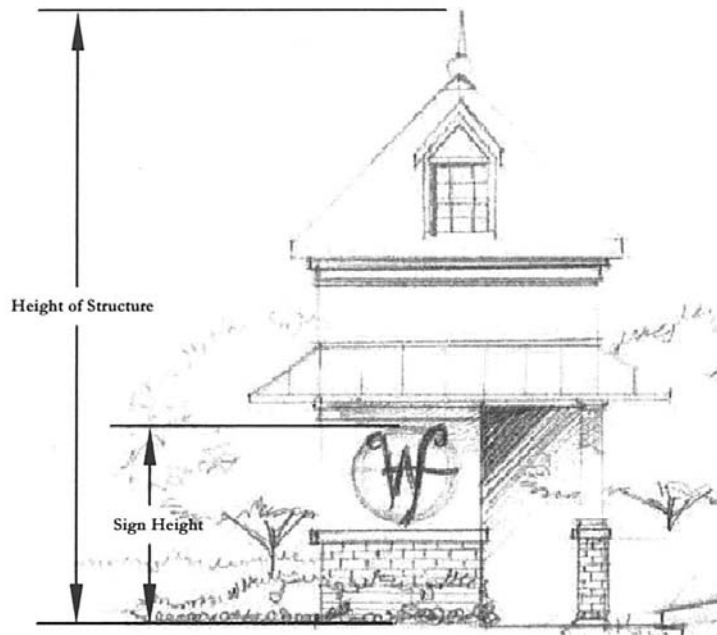
7. Cantilever Sign

- A. Cantilever sign heights, areas and amounts vary by district. See Section 5.
- B. Footing design, inspection and wind-load calculations may be required by the County.



8. Special Structures:

- A. Such structures should be located to incorporate an architecture style into the site's frontage or entry landscape. These often resemble guardhouses or carriage houses.
- B. Such structures shall not serve any purpose other than sign support and/or aesthetics.
- C. Such structures should be constructed of materials similar to the site's building materials.
- D. The structures materials, scale, and proportions are subject to Township review during permitting.
- E. Special structure heights and areas vary by district. See section 5.



*Typical special structure*



*Special structure variation*

### **Section 5. PERMANENT SIGN STANDARDS**

The charts in Section 5 represent a summary of sign standards and are presented for reference only. For a detailed description of standards see the applicable section. Values for each item represent either a maximum or minimum standard.

Height:	Maximum
Area:	Maximum
Setback:	Minimum
Amount:	Maximum

1. Residential Districts

See Table below for Monument, Pole, Cantilever, and Special Structure Standards for the following Residential Districts:

A-1, S-1, R-1, R-2, R-3, R-4, and RMH-4.

2. Non-Residential Districts

See Table below for Awning, Window, Monument, Pole, Building Mount, Freestanding, Cantilever, and Special Structures for the following Non-Residential Districts:

B-1, B-2, B-3, M-1, and M-2.

PERMANENT SIGN STANDARDS - RESIDENTIAL DISTRICTS				
District	Monument	Pole	Cantilever	Special Structure*
A-1	<b>Height:</b> 6' <b>Area:</b> 30 sf <b>Setback:</b> 25' <b>Amount:</b> 1/entry	<b>Height:</b> 10' <b>Area:</b> 10 sf <b>Setback:</b> 25' <b>Amount:</b> 1/entry	<b>Height:</b> 10' <b>Area:</b> 20 sf <b>Setback:</b> 25' <b>Amount:</b> 1/entry	<b>Height:</b> 20' <b>Footprint:</b> 100' <b>Setback:</b> 35' primary, 10' secondary <b>Amount:</b> 2/entry
S-1	<b>Height:</b> 6' <b>Area:</b> 30 sf <b>Setback:</b> 25' <b>Amount:</b> 1/entry	<b>Height:</b> 10' <b>Area:</b> 10 sf <b>Setback:</b> 25' <b>Amount:</b> 1/entry	<b>Height:</b> 10' <b>Area:</b> 20 sf <b>Setback:</b> 25' <b>Amount:</b> 1/entry	<b>Height:</b> 20' <b>Footprint:</b> 100' <b>Setback:</b> 35' primary, 10' secondary <b>Amount:</b> 2 / entry
R-1	<b>Height:</b> 6' <b>Area:</b> 30 sf <b>Setback:</b> 25' <b>Amount:</b> 1/entry	<b>Height:</b> 10' <b>Area:</b> 10 sf <b>Setback:</b> 25' <b>Amount:</b> 1/entry	<b>Height:</b> 10' <b>Area:</b> 20 sf <b>Setback:</b> 25' <b>Amount:</b> 1/entry	<b>Height:</b> 20' <b>Footprint:</b> 100' <b>Setback:</b> 35' primary, 10' secondary <b>Amount:</b> 2 / entry
R-2	<b>Height:</b> 6' <b>Area:</b> 36 sf <b>Setback:</b> 25' <b>Amount:</b> 2/entry	<b>Height:</b> 15' <b>Area:</b> 15 sf <b>Setback:</b> 20' <b>Amount:</b> 1/entry	<b>Height:</b> 15' <b>Area:</b> 25 sf <b>Setback:</b> 20' <b>Amount:</b> 2/entry	<b>Height:</b> 20' <b>Footprint:</b> 100' <b>Setback:</b> 25' primary, 10' secondary <b>Amount:</b> 2/entry
R-3	<b>Height:</b> 6' <b>Area:</b> 36 sf <b>Setback:</b> 20' <b>Amount:</b> 2/entry	<b>Height:</b> 15' <b>Area:</b> 20 sf <b>Setback:</b> 10' <b>Amount:</b> 1/entry	<b>Height:</b> 15' <b>Area:</b> 20 sf <b>Setback:</b> 25' <b>Amount:</b> 2/entry	<b>Height:</b> 25' <b>Footprint:</b> 100' <b>Setback:</b> 25' primary, 2' secondary <b>Amount:</b> 2/entry
R-4	<b>Height:</b> 8' <b>Area:</b> 36 sf <b>Setback:</b> 20' <b>Amount:</b> 2/entry	<b>Height:</b> 15' <b>Area:</b> 20 sf <b>Setback:</b> 10' <b>Amount:</b> 1/entry	<b>Height:</b> 15' <b>Area:</b> 30 sf <b>Setback:</b> 10' <b>Amount:</b> 2/entry	<b>Height:</b> 25' <b>Footprint:</b> 100' <b>Setback:</b> 25' primary, 2' secondary <b>Amount:</b> 2/entry
RMH-4	<b>Height:</b> 8' <b>Area:</b> 36 sf <b>Setback:</b> 20' <b>Amount:</b> 2/entry	<b>Height:</b> 15' <b>Area:</b> 20 sf <b>Setback:</b> 10' <b>Amount:</b> 1/entry	<b>Height:</b> 15' <b>Area:</b> 30 sf <b>Setback:</b> 10' <b>Amount:</b> 2/entry	<b>Height:</b> 25' <b>Footprint:</b> 100' <b>Setback:</b> 25' primary, 2' secondary <b>Amount:</b> 2/entry
<b>*SPECIAL STRUCTURE NOTE:</b>				
Footprint: floor area of the structure (width x depth)		Setback primary: measured from existing roadway fronting site		Setback secondary: measured from proposed roadway constructed to access homes

PERMANENT SIGN STANDARDS - NON-RESIDENTIAL DISTRICTS								
Dist.	Awning	Window	Monument	Pole	Bldg. Mount*	Freestanding	Cantilever	Special Structure^
B-1	Height:: 8' from public walk, 7' w/o walk Size: 12" max. Amount: 1 per business per frontage	Height:: 1 <sup>st</sup> floor only Size: 25% of window area up to 36 sf Amount: 1 per window	Height:: 8' Size: 48 sf Setback: 20' Amount: 2/entry	Height:: 25' Size: 25 sf Setback: 20' Amount: 1/entry	Area: 64 sf Amount: 1 per business per frontage	Height:: 8' Size: 36 sf Setback: 20' Amount: 1 per business per frontage	Height:: 15' Size: 25 sf Setback: 20' Amount: 1/entry	Height:: 25' Footprint: 100' Setback: 25' primary 2' secondary Amount: 2 / entry
B-2	Height:: 8' from public walk, 7' w/o walk Size: 12" max. Amount:: 1 per business per frontage	Height:: 1 <sup>st</sup> floor only Size: 25% of window area up to 36 sf Amount:: 1 per window	Height: 8' Area: 48 sf Setback: 20' Amount: 2/entry	Height: 25' Area: 25 sf Setback: 10' Amount 1/entry	Area: 100 sf Amount: 1 per business per frontage	Height: 20' Area: 50 sf Setback 25' Amount: 1 per business per frontage	Height 15' Area: 25 sf Setback: 10' Amount: 1/entry	Height 25' Footprint 100' Setback: 25' primary, 2' secondary Amount 2 / entry
B-3	Height:: 8' from public walk, 7' w/o walk Size: 12" max. Amount:: 1 per business per frontage	Height:: 1 <sup>st</sup> floor only Size: 25% of window area up to 36 sf Amount:: 1 per window	Height 8' Area: 48 sf Setback: 20' Amount 2/entry	Height 25' Area: 25 sf Setback: 10' Amount: 1/entry	Area 100 sf: Amount: 1 per business per frontage	Height 30' Area: 100 sf Setback: 25' Amount: 1 per business per frontage	Height 15' Area: 25 sf Setback: 10' Amount: 1/entry	Height 25' Footprint 100' Setback: 25' primary, 2' secondary Amount: 2 / entry
*Bldg. Mount: Sign area for building mounted signs is determined by multiplying 1.5 by the building frontage and cannot exceed the area shown in this table				^ Setback primary: measured from existing right-of-way fronting site			^ Setback secondary: measured from proposed right-of-way constructed to access development	

PERMANENT SIGN STANDARDS - NON-RESIDENTIAL DISTRICTS (cont'd)								
Dist.	Awning	Window	Monument	Pole	Bldg. Mount*	Freestanding	Cantilever	Special Structure^
M-1	Height:: 8' from public walk, 7' w/o walk Size: 12" max. Amount:: 1 per business per frontage	Height: 1 <sup>st</sup> floor only Size: 25% of window area up to 36 sf Amount:: 1 per window	Height: 8' Area: 72 sf Setback: 35' Amount: 2/entry	Height 25' Area: 25 sf Setback: 10' Amount: 1/entry	Area 250 sf: Amount: 1 per business per frontage	Height 35' Area: 120 sf Setback 25' Amount: 1 per business per frontage	Height 15' Area: 25 sf Setback: 10' Amount: 1/entry	Height 25' Footprint 100' Setback: 25' primary, 2' secondary Amount: 2/entry
M-2	Height:: 8' from public walk, 7' w/o walk Size: 12" max. Amount:: 1 per business per frontage	Height:: 1 <sup>st</sup> floor only Size: 25% of window area up to 36 sf Amount:: 1 per window	Height 8' Area: 72 sf Setback: 35' Amount: 2/entry	Height 25' Area: 25 sf Setback: 10' Amount: 1/entry	Area: 250 sf Amount:: 1 per business per frontage	Height: 35' Area: 120 sf Setback: 25' Amount: 1 per business per frontage	Height 15' Area:: 25 sf Setback 10' Amount: 1/entry	Height 25' Footprint 100' Setback 25' primary, 2' secondary Amount: 2/entry
*Bldg. Mount: Sign area for building mounted signs is determined by multiplying 1.5 by the building frontage and cannot exceed the area shown in this table					^ Setback primary: measured from existing right-of-way fronting site		^ Setback secondary: measured from proposed right-of-way constructed to access development	



**Section 6. PROHIBITED SIGNS**

The following signs and types of signs are prohibited in all zoning districts:

1. Signs that have flashing, moving, rotating, intermittent lights, signs with mechanical devices, motion picture signs, or signs that give the illusion of motion;
2. Air actuated attraction devices;
3. Roof signs;
4. Electronic variable message signs and reader boards;
5. Signs that are harmful to juveniles, or of an obscene, pornographic, or immoral character, or which contain advertising which is untruthful;
6. Signs that emit an audible sound;
7. Signs that resemble or may be confused with traffic signs or signals;
8. Signs that may conceal or divert attention from the view of any street sign, signal or device; and
9. Sign copy shall not be attached to a motor vehicle or trailer for the purpose of advertising a product, service, or business location, with the intent to be used as or in lieu of a portable sign,

**Section 7. SIGN PERMITS**

1. Sign Permit Criteria for Permanent Signs

- A. A sign permit shall be required in order to erect, move, alter, or reconstruct any permanent or temporary sign, except signs that are exempt from permits in compliance with this Article. Additional permits may be required through the County Building Department.
- B. The Township Zoning Inspector shall review all sign permit applications. Upon determining the sign application is complete, the Zoning Inspector will either grant the sign permit, or deny the sign permit citing sections of the Code with which the application is inconsistent.
- C. Applicants for a sign permit must submit the following information for each sign:
  1. Completed sign application acquired from the Township Zoning Inspector
  2. Fee
  3. Site plan indicating:
    - a) The distance from sign to the nearest public right-of-way
    - b) Indicate any established future right-of-way
    - c) Existing spot elevations at base of sign
    - d) Proposed spot elevations at base of sign
    - e) Indication of existing grading along adjacent streets and within 50' of proposed sign
    - f) Indication of any mounding, retaining walls, or grading associated with the sign's construction.
    - g) Some of the above site plan criteria may be waived for building mounted signs
    - h) The Township may request a site distance exhibit using ODOT standards to demonstrate the proposed sign does not adversely impede the view of motorists
  4. Front elevation of proposed sign indicating:
    - a) Height, width and depth of support structure
    - b) Description of visible materials
    - c) Outline of sign area with dimensions and total area (in square feet)
    - d) Sign copy including any logos, fonts and ancillary line work
    - e) Indicate if sign is single-faced or double-faced
    - f) Color rendering of proposed sign
    - g) Lighting style, type, wattage, and location. The Township may require a photometric study to demonstrate if light is affecting adjacent properties. A separate electric plan for an electric permit may be required by the County.

- h) Other information deemed necessary by the Township Inspector to insure the public safety, health and welfare is protected.
2. Sign Permit Criteria for Temporary Signs
- A. The Zoning Inspector must issue a temporary sign permit prior to the erection or construction of any temporary sign listed below.
  - B. If a temporary sign is not removed upon expiration of the permit, the Zoning Inspector shall initiate the immediate removal of the sign without notice. The sign shall then become the property of the Township. Any and all costs associated with removing the sign shall be assessed against the property.
  - C. Temporary Sign Types:
    - 1. Subdivision Marketing Signs
      - a) Such signs may be used for the purpose of advertising the sale of platted lots, sale or lease of multi-family units, and available space in a commercial development.
      - b) Such signs shall be limited to one per street frontage. No more than two (2) sign faces per sign.
      - c) Such signs shall be limited to thirty-two square feet per sign face.
      - d) Such signs shall not be more than ten (10) feet in height.
      - e) Such signs shall not be located closer than 25 feet from any public right-of-way.
      - f) Such signs shall be permitted for one (1) year. Additional temporary sign permits may be issued to extend the display period at the Zoning Inspectors discretion.
    - 2. Banners
      - a) Banners shall not exceed the allowable area for a monument sign in the applicable district
      - b) Banners shall not be displayed above the roofline of any structure.
      - c) Banners shall not have more than five colors. For the purpose of this Section, black shall be considered a color.
      - d) Banners shall not be located in or over any right-of-way.
      - e) Banners shall be permitted for one (1) year. Additional temporary sign permits, with corresponding fee, may be issued to extend the display period at the Zoning Inspectors discretion.
      - f) No property shall have more than two banners per frontage at any one time.
    - 3. Special Event Signs
      - a) Such sign shall not exceed the allowable area for a monument sign in the applicable district.
      - b) Not more than two such signs regarding the same topic shall be erected at any given time and located no closer than one thousand feet from each other.
      - c) Such signs shall not impede the view of motorists or create a public hazard.
      - d) Such signs shall not be illuminated.
      - e) Such signs shall not be located in or over any right-of-way.
      - f) Such signs shall not be displayed for a period more than thirty (30) days before the event and shall be removed within forty-eight (48) hours after the event. Additional temporary sign permits, with corresponding fee, may be issued to extend the display period at the Zoning Inspectors discretion.
    - 4. Portable Signs
      - a) Such signs shall be permitted for not more than 30 days, two separate times, per year for each business.
      - b) Such signs shall be not exceed seven feet in height or eight feet in width.
      - c) Such signs shall not be located in any right-of-way.

- d) Such signs shall not impede the view of motorists nor create a public hazard.
  - e) Additional temporary sign permits, with corresponding fee, may be issued to extend the display period at the Zoning Inspector's discretion.
5. Construction Signs
- a) Such sign copy is limited to the names of project owners, or those involved in the project being constructed or improved.
  - b) Such signs shall be limited to only one per building.
  - c) Such signs shall not exceed twenty (20) square feet in area for a residential project and thirty-two (32) square feet for a non-residential project.
  - d) Such signs shall not exceed four (4) feet in height for a residential project and ten (10) feet in height for a non-residential project.
  - e) Such sign shall not be located closer than 15 feet from any public right-of-way.
  - f) Such signs shall not impede the view of motorists nor create a public hazard.
  - g) Such signs shall be permitted only during the actual time of construction and shall be removed within thirty (30) days after construction.
3. Permanent Signs Exempt From Permit
- A permit shall not be required for the following nor should these exempt signs be included in the determination of the total allowable number of signs or total allowable sign area for a site:
- A. Flags of any nation, state, municipality, or other political jurisdiction that do not exceed 25' in height. Limit one of each per parcel.
  - B. Cornerstones, commemorative tablets and historical signs, that do not exceed ten square feet in area.
  - C. Signs bearing only a residential property address or names of occupants of a residential premises that do not exceed one square foot in area.
  - D. An address sign shall be required for all commercial and/or residential buildings and is exempt from permit.
  - E. One sign on or over a window or door of a business, announcing only the name of tenants and the nature of the business that do not exceed three square feet in area.
  - F. Signs designated "official neighborhood watch area" that do not exceed three square feet in area.
  - G. Signs located off-site that provide directions to publicly owned facilities or emergency facilities that do not exceed twelve square feet in area.
  - H. Traffic directional signs indicating points of entry or exit to off-street parking, provided such signs are not larger than six square feet in area.
  - I. Window signs less than twenty-five (25) percent of the window area.
  - J. A sign(s) located inside a building that is not visible from the exterior.
  - K. Elevated signs posted to indicate special parking locations for the handicapped, imprinted with the international symbol of accessibility.
4. Temporary Signs Exempt From Permit
- A. Temporary real estate signs for the sale or lease of property do not require a permit if they satisfy the following:
    - 1. Such signs shall not exceed twelve square feet in area.
    - 2. Such signs shall not exceed four feet in height.
    - 3. Property for sale shall be limited to one real estate sign per street frontage.
    - 4. "Sold" signs may be posted for a period not to exceed ten days.
    - 5. Such signs shall not be illuminated.
    - 6. Signs exceeding this criterion may be allowed but will require a permit per Section 7.2.
  - B. Open House Signs do not require a permit if they satisfy the following:

1. No more than three off-premise directional signs shall be permitted, in conjunction with an open house, for no more than forty-eight consecutive hours.
2. During the hours of the open house, one additional sign indicating that the house is open will be permitted on the property.
3. Such signs shall not be illuminated.
- C. Small announcement signs that do not exceed two square feet and are not erected for more than 30 days and are not illuminated.
- D. Political signs do not require a permit if they satisfy the following:
  1. Signs are erected for a period of time not to exceed sixty days before the election at which such candidacy; question or issue is to be submitted to voters or seventy-two hours after the election.
  2. Signs shall not exceed four square feet in total display area.
  3. Signs shall not exceed four feet in height.
  4. Signs shall not be erected within any public right-of-way or easement nor attached in any manner to any utility pole, fence or any other structure within any public right-of-way and must not adversely impede the view of drivers.
  5. Such signs shall not be illuminated.
- E. Official and legal notices required by a court or governmental agency.
- F. Flags, signs and lights clearly in the nature of decorations customarily associated with any national, state, local or religious holiday, and containing no advertisement.

**Section 8. NON-CONFORMING SIGNS**

1. Legal Non-conforming Status
  - A. A sign shall be considered “Legal non-conforming” and will be exempt from the requirements of this Article if it was in existence on the date of adoption and was constructed in accordance with the requirements and other applicable laws in effect on the date of its construction, even if, by reason of its area, height, location, design, or construction, is not in conformance with the requirements of this Article.
  - B. A legal non-conforming sign shall immediately lose its legal non-conforming status if any of the following is true:
    1. The sign is altered in any way (except for normal maintenance),
    2. The sign is relocated,
    3. The sign face (except for changeable copy signs) is changed,
    4. The sign and/or sign structure sustains damage which requires repairs that are in excess of thirty percent of the sign’s value.
  - C. Upon the loss of legal non-conforming status, a sign shall be immediately brought into compliance with this Article by securing a new permit or it shall be removed.
2. Notification of Non-conformity
  - A. Upon the adoption of this Article, the Zoning Inspector shall identify all signs that are to be classified as “legal non-conforming” and notify their owners.
  - B. If the sign owner cannot be determined, a notice shall be affixed in a conspicuous place to the sign or to the business premises with which the sign is associated.

**Section 9. MAINTENANCE OF SIGNS**

1. No person shall maintain or permit to maintain a sign that is in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the sign at the owner’s expense.
2. Every sign and supporting hardware, including temporary signs, shall be maintained in a safe and presentable manner at all times by the owner. This may include painting, cleaning, and repair or replacement of defective parts.

3. Repairs to signs and supporting hardware shall be equal to or better in quality of materials and design than the original sign.
4. The Zoning Inspector shall require compliance with all standards of this Article. If the sign is not made to comply with adequate safety and maintenance standards, the Zoning Inspector shall require its removal in accordance with this Article.

**Section 10. ABANDONED SIGNS**

Abandoned signs are a public nuisance and cause a blighting influence on nearby properties.

1. An abandoned sign shall be any sign that meets the following conditions:
  - A. Any sign that is not maintained in accordance with this Article.
  - B. Any sign that remains after the termination of a business. A business shall be considered terminated if it has ceased operations for at least one hundred eighty (180) consecutive days. Seasonal businesses are exempted from this determination.
2. Upon determining a sign has been abandoned, the Zoning Inspector will mail a notice to the owner of the sign and or property declaring the sign abandoned and advising the owner that it must be removed within thirty days from the date of mailing the notice.
3. If a person desires to appeal the abandoned sign designation, they must file notice to the Township Board of Zoning Appeals (BZA) within 10 days of receipt of the notice.
4. If it is determined by the Zoning Inspector that a sign is creating a dangerous situation and contact cannot be made with the sign owner, the service of a written notice shall not be required. In such an emergency, the Zoning Inspector shall initiate the immediate removal of the sign without notice. The sign shall then become the property of the Township. Any and all costs associated with removing the sign shall be assessed against the property.