

ARTICLE XVII

SIGNS

1700. Purpose

The purpose of this Article is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising signs and outdoor signs of all types. It also protects property values, creates a more attractive economic and business climate, enhances and protects the physical appearance of the community, preserves the scenic and natural beauty of designated areas and provides a more enjoyable and pleasing community. It is further intended hereby to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more open space, and curb the deterioration of natural beauty and of the community environment. Therefore, signs may be erected and maintained only when in compliance with the provisions of this Ordinance and any and all other ordinances and regulations relating to the erection, alteration or maintenance of signs and similar devices.

1701. Permitted Permanent Signs

Subject to the provisions of this article, only the following types of permanent signs are permitted:

(1.) Governmental/Public Safety Signs

(a.) G-1: All signs and signals owned or operated by the Township or other governmental agencies.

(2.) Individual/Private Property Signs

(a.) I-1: Nameplate identifying the owner or resident of a private property. Such sign may be in addition to normal name and address on or attached to a mailbox, which signs are not subject to the regulations of this Article.

(b.) I-2: Memorial or historical markers or tablets.

(c.) I-3: Signs indicating the private nature of a road, driveway or other premises, and signs controlling the use of private property, such as the prohibition of hunting, fishing, or trespassing.

(3.) Commercial Signs

(a.) C-1: On site directional signs.

(b.) C-2: Freestanding commercial, institutional, or industrial sign, excludes individual businesses in a commercial center.

(c.) C-3: Attached commercial, institutional, or industrial signs (See definition section for additional criteria for awnings and projecting signs).

(d.) C-4: Freestanding signs for residential subdivision and outdoor recreation areas.

- (e.) C-5: Freestanding signs for identification of home occupations.
- (f.) C-6: Freestanding Commercial Sign for shopping plazas, malls, or commercial centers. Note: individual businesses are prohibited from individual freestanding signs.
- (g.) C-7: Attached Commercial Signs for individual businesses within a shopping center, shopping plaza, shopping mall, or commercial center. (See definition section for additional criteria for awnings and projecting signs).
- (h.) C-8: Billboards and outdoor advertising in accordance with Section 1705.
- (i.) C-9: Projecting or canopy sign

1702. Permitted Temporary Signs

Subject to the other provisions of this Article, only the following types of temporary signs are permitted throughout the Township:

- (1.) T-1: Signs identifying architects, engineers, contractors, tradesmen or others engaged in construction work on premises wherein their work is proceeding. Such signs shall be removed as soon as the work ceases or is completed.
- (2.) T-2: Real Estate signs on properties offering for sale, rent, lease or subdivision for commercial, residential or industrial use. Signs to be removed within one week of date or sale, rent or lease completion/settlement.
- (3.) T-3: Signs announcing proposed housing development, apartments or office complexes. Signs to be removed upon ninety percent (90%) completion of development or within 18 months of placement.
- (4.) T-4: Signs announcing proposed commercial, industrial or other non-residential development. Signs to be removed by project completion.
- (5.) T-5: Signs announcing grand openings, new ownership or change of use, on the site of the permitted use.
- (6.) T-6: Signs advertising the temporary sale of agricultural products raised on property for which it is being sold.
- (7.) T-7: Temporary signs announcing a special event. (Does not include Yard/Garage Sales and temporary reduction in prices).
- (8.) T-8: Yard Sale and Garage Sale Signs erected on property of sale only and during the days of the sale
- (9.) All temporary signs must be removed within forty-five (45) days of erection or within a week of the event/sale unless otherwise specifically stated

1703. Prohibited Signs

The following types of signs shall not be permitted in the Township:

- (1.) Signs of such design and location that they interfere with, compete for attention with or may be mistaken for, a traffic signal. This shall include any sign visible from the public right-of-way which uses an arrow device or the word "stop". It shall also

include signs in which the colors red and green are used either in direct illumination or in high reflection by use of special preparation such as fluorescent paint or glass.

- (2.) Any sign located in or extending into a public right-of-way, except those owned or operated by duly constituted government.
- (3.) Any freestanding or projecting sign within a clear sight triangle (in accordance with Subdivision and Land Development Ordinance) or creating a danger to traffic and pedestrian safety which creates a hazard.
- (4.) Signs projecting over a public sidewalk area more than eighteen inches (18").
- (5.) Animated, flashing, rotating, or oscillating signs.
- (6.) Open flames used to attract public attention to a place of business or to an advertising sign.
- (7.) Freestanding signs for individual uses within a commercial center.
- (8.) No sign shall be placed on the roof or be higher than the vertical walls of any structure.

1704. General Regulations for All Signs

- (1.) Signs must be constructed of durable material, maintained in good condition and not allowed to become dilapidated.
- (2.) Advertising painted upon, or displayed upon, a barn or other building or structure shall be regarded as an advertising sign board and the regulations pertaining thereto shall apply.
- (3.) Each sign shall be removed when the circumstances leading to its erection no longer apply.
- (4.) Lighted signs shall be interior-lighted with non-glaring lights, or shall be illuminated by shielded flood lights or spotlights, shielded so no direct light is transmitted to other properties or public rights-of-way.
- (5.) No sign shall be located so as to interfere with visibility for motorists at street or driveway intersections.

1705. Sign Measurements:

- (1.) The area of the sign composed of letters only, attached to a building facade without any background material other than the building components, shall be the area within the perimeter of the entire lettered words.
- (2.) The area of a sign composed of letters only attached to a building facade on background material to set off the letters shall be the area within the perimeter of the background material, including any molding.
- (3.) The area of all other signs shall be the area within the perimeter of the sign structure including any molding.

1706. Billboards and Outdoor Advertising

- (1.) Such signs are permitted only in I-1, I-2, and I-3 Zoning District as designated in this Ordinance.

(2.) Such signs are subject to the following restrictions:

- (a.) No such sign shall be located at a lesser distance than two hundred (200) lineal feet from (a) the district boundary line of any adjoining residential zoning district, or (b) any building used for residential purposes.
- (b.) The maximum area for any one sign facing shall be three hundred (300) square feet (inclusive of any border or trim, but excluding the base or apron, supports and other structural members), except in said zoning districts where the sign is located adjacent to and intended to be seen by vehicular traffic on the limited access highway known as "Interstate 81", in which latter location said sign face shall not exceed fourteen feet (14') in vertical measurement or forty-eight feet (48') horizontally and in no event to exceed 672 square feet per facing (inclusive of any border, trim or embellishment, which embellishment shall not exceed twenty-eight (28) square feet of area, but excluding the base or apron, supports and other structural members). The term "facing" hereinabove and in subparagraph (5) herein below shall mean the surface area of the structure containing the message of the sign.
 - (i.) The area shall be measured by the smallest square, rectangle, triangle, circle or combination thereof which will encompass the entire sign above ground level.
 - (ii.) A sign structure shall contain not more than two (2) facings with only one sign per facing which facings may be placed only back-to-back or V-shaped at an interior angle of less than ninety (90) degrees.
 - (iii.) No portion of any sign shall exceed a height of thirty-five feet (35') above ground level.
 - (iv.) All such signs shall be attached to the ground by a single vertical metal or concrete post, pillar, pole or column.
 - (v.) Signs shall not be located on the same side of any road, street or highway at a lesser distance from each other (measured in both directions) than one thousand (1,000) lineal feet.
- (c.) All signs shall be located not less than forty (40) lineal feet from the legal right-of-way of any existing street, road or highway or from the dedicated right-of-way line of any street, road or highway as shown on a subdivision or land development plan approved by the Township.
- (d.) Signs may be illuminated, but not direct ray of light shall extend beyond the face of the sign.
- (e.) The construction of all signs shall comply with all building/construction regulations of this Township.
- (f.) Every sign shall be identified on the structure with the name of the owner.

1707. Permits

- (1.) Building permits shall be required for permanent and temporary signs as noted in Sections 1708 and 1709.
- (2.) The following operations shall not be considered as creating a sign and shall not require a permit.
 - (a.) Replacing Copy. The changing of the advertising copy or message on an approved painted or printed sign or on approved signs that are specifically designed for the use of replaceable copy.
 - (b.) Maintenance. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure, unless structural change is made.

1708. Permitted Permanent Signs

See following tables.

1709. Permitted Temporary Signs

See following tables.

SECTION 1708 - PERMITTED PERMANENT SIGNS

Governmental/Public Safety Signs	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Road Right-of-Way	Maximum Height Attached	Maximum Height Freestanding	Maximum Projection from Bldg.	Zones Permitted	Permit Required
G-1: All signs and signals owned and operated by the Township or other governmental agency used for public safety, traffic control, and official traffic signs	--	--	--	--	--	--	All	No
Individual/Private Property Signs	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Road Right-of-Way	Maximum Height Attached	Maximum Height Freestanding	Maximum Projection from Bldg.	Zones Permitted	Permit Required
I-1: Nameplates identifying owner or resident of private property. (Excluding mailbox)	1 per dwelling unit	5 sq. ft. per sign	5 ft. from street right-of-way	--	6 ft.	12 in.	All	No
I-2: Memorial or historical markers or tablets	1 per event	5 sq. ft. per sign	5 ft. from street right-of-way	--	10 ft.	12 in.	All	No
I-3: Signs indicating the private nature of a road, driveway, or other premises and signs controlling the use of private property, such as prohibition of hunting, fishing, or trespassing	--	5 sq. ft. per sign	5 ft. from street right-of-way	--	6 ft.	12 in.	All	No

**SECTION 1708 – PERMITTED PERMANENT SIGNS
(continued)**

Commercial Signs	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Road Right-of-Way	Maximum Height Attached	Maximum Height Freestand	Maximum Projection from Bldg.	Zones Permitted	Permit Required
C-1: On site directional signs	4 per building	5 sq. ft.	5 ft. from street right-of-way	Height of building	5 ft.	12 in.	All	Yes
C-2: Freestanding commercial, institutional, or industrial sign, excludes individual businesses in a commercial center	1 per street frontage (additional by special exception)	3 sq. ft. per lineal ft. of bldg. frontage, maximum area 160 sq. ft. (SC, C-1, C-2, I-1, I-2, I-3) 32 sq. ft. all other districts	Setback shall be equal to the height of the sign	--	35 ft.	--	Where use is permitted or approved	Yes
C-3: Attached commercial, institutional, or industrial sign (See definition section for additional criteria for awnings and projecting signs).	2 per street frontage (additional by special exception)	3 sq. ft. per lineal ft. of bldg. frontage, maximum area 160 sq. ft. (SC C-1, C-2, I-1, I-2, I-3) 32 sq. ft. all other districts	Same as building setback	On or below fascia	--	12 in.	Where use is permitted or approved	Yes
C-4: Freestanding signs for residential subdivision and outdoor recreation areas.	1 per street entrance	48 sq. ft.	10 ft. unless interferes with intersection sight distance	--	10 ft.	--	Where use is permitted or approved	Yes

**SECTION 1708 – PERMITTED PERMANENT SIGNS
(continued)**

Commercial Signs	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Road Right-of-Way	Maximum Height Attached	Maximum Height Freestand	Maximum Projection from Bldg.	Zones Permitted	Permit Required
C-5: Freestanding signs for identification of home occupations	1	5 sq. ft.	10 ft. unless interferes with intersection sight distance	--	10 ft.	--	Where use is permitted or approved	No
C-6: Freestanding commercial sign for shopping plazas, malls, or commercial centers. Note: individual businesses are prohibited from individual freestanding signs.	1 per street frontage	3 sq. ft. per lineal ft. of bldg. frontage, maximum area 160 sq. ft.	Setback shall be equal to the height of the sign	--	35 ft.	--	Where use is permitted or approved	Yes
C-7: Attached commercial sign for individual businesses within a shopping center, shopping plaza, shopping mall, or commercial center. (See definition section for additional criteria for awnings and projecting signs).	1 (additional by Special Exception)	1 sq. ft. per lineal ft. of bldg. frontage, maximum area 160 sq. ft.	Same as building setback	Height of building	--	--	Where use is permitted or approved	Yes
C-8: Billboards	See Section 1705	672 sq. ft. (limited access) 300 sq. ft. (unlimited access)	Setback shall be equal to the height of the sign	Building height limit of District	Building height limit of District	--	I-1, I-2, & I-3	Yes
C-9: Projecting or canopy signs	1 per individual store	12 sq. ft.		12 sq. ft. but no less than 8 ft.		6 ft. but no more than 18" over sidewalk	Where use is permitted or approved	Yes

SECTION 1709 – PERMITTED TEMPORARY SIGNS

Temporary Sign Type	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Road Right-of-Way	Maximum Height Attached	Maximum Height Freestand	Maximum Projection from Bldg.	Zones Permitted	Permit Required
T-1: Signs identifying architects, engineers, contractors, or others engaged in construction work on the premises where their work is proceeding. Sign to be removed upon completion of work.	1 per each separated firm involved in work on the site	32 sq. ft. per sign	Setback shall be equal to the height of the sign	Height of building	10 ft.	12 in.	All	No
T-2: Real estate signs on properties, offering for sale, rent, lease or subdivision for commercial, residential development, or industrial use. Signs to be removed within one week of date of sale, rent or lease completion/settlement.	2 per street frontage	32 sq. ft. per each sign	10ft. or building face	Height of building	10 ft.	12 in.	All	No
T3: Signs announcing proposed housing developments, apartments or office complexes and other businesses. Sign to be removed upon 90% completion of development or within 18 months of placement.	2 per street frontage	32 sq. ft. per sign	10ft. or building face	Height of building	10 ft.	12 in.	Where use is permitted or approved	No

**SECTION 1709 – PERMITTED TEMPORARY SIGNS
(continued)**

Sign Type	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Road Right-of-Way	Maimum Height Attached	Maximum Height Freestand	Maximum Projection from Bldg.	Zones Permitted	Permit Required
T-4: Signs announcing proposed commercial, industrial or other non-residential development. Signs to be removed by project completion.	2 per street frontage	32 sq. ft. per sign	10ft. or building face	Height of building	10 ft.	12 in.	All	No
T-5: Signs announcing grand openings, new ownership, change of use, etc., on the site of the permitted use.	1 per lot (attached or freestanding)	32sq. ft. per sign	10ft. per sign	Height of building	10 ft.	12 in.	All	No
T-6: Signs advertising the temporary sale of agricultural products raised on property from which it is being sold. To be displayed only when products are on sale.	1 per lot	32 sq. ft. per sign	10 ft. or building face	Height of building	10 ft.	12 in.	All	No
T-7: Temporary signs announcing a special event. (Does not include yard/garage sales and temporary reduction in prices).	1 per street frontage	32 sq. ft. per sign	10 ft. or building face	Height of building	10 ft.	12 in.	All	No
T-9: Yard sale/garage sale sign(s) erected on property of sale only and during the days of the sale.	2 per lot	5sq. ft.	5 ft. from street right-of-way	Height of building	10 ft.	12 in.	All	No