

Section 309 Sign Regulations

A. Signs may be erected and maintained as either flat or freestanding only when in compliance with the following provisions:

1. Signs Permitted in All Districts

The following types of non-illuminated signs are permitted in all Districts without the necessity of securing a sign permit for such sign, except as indicated.

a. Nameplates and Identification Signs:

- 1) Signs indicating the name and address of the occupant, or a permitted home occupation, provided that they shall not be larger than four (4 sq.ft.) square feet in area.

Only one such sign per dwelling unit shall be permitted, except in the case of corner lots where two (2) such signs (one facing each street) shall be permitted for each dwelling unit.

- 2) For buildings other than dwellings a single identification sign not exceeding four (4 sq.ft.) square feet in area and indicating only the name and address of the building and the name of the management may be displayed, provided that on a corner lot two such signs (one facing each street) shall be permitted.

b. Sale or Rental Signs:

Signs advertising the sale or rental of the premises upon which they are erected and signs indicating the sale or rental may be erected or maintained, provided:

- 1) The size of any such sign is not in excess of ten (10 sq.ft.) square feet.
- 2) Not more than two signs are placed upon any property unless such property fronts upon more than one street, in which event two more signs may be erected on each additional frontage.

c. Institutional Signs:

Signs of schools, colleges, churches, hospitals, sanitarium, or other institutions of a similar public or semi-public nature may be erected and maintained provided:

- 1) The size of any such sign is not in excess of twenty (20 sq.ft.) square feet.
- 2) Not more than one such sign is placed on a property, unless such property fronts on more than one street, in which event one sign may be erected on each frontage.
- 3) Institutional signs may be illuminated.

d. Signs Accessory to Parking Areas:

Signs designating entrances or exits to or from a parking area and limited to one sign for each such exit or entrance and to a maximum size of two (2 sq.ft.) square feet each, shall be permitted. One sign per parking area designating the conditions or use or identity of such parking area and limited to a maximum size of nine (9 sq.ft.) square feet shall be permitted, provided that on a corner lot two such signs shall be permitted, one facing each street.

e. Development Signs:

- 1) The size of any such sign shall not exceed twenty (20 sq.ft.) square feet. Such signs shall require a sign permit.
- 2) Not more than two such signs shall be placed upon any property, unless such property fronts upon more than one street, in which event two such signs may be erected on each frontage.
- 3) Any such sign shall be removed by the developer within thirty (30) days of the final sale of the property.

f. Tradesmen:

Signs of mechanics, painters, and other tradesman may be erected and maintained during the period such persons are performing work on the premises on which such signs are erected, provided:

- 1) The size thereof is not in excess of twelve (12 sq.ft.) square feet.
- 2) Such signs are removed promptly upon completion of the work.

g. Private Driveways

Signs indicating the private nature of a driveway, or trespassing sign, provided that the size of any such sign shall not exceed two (2 sq.ft.) square feet.

- h. Signs Advertising the Sale of Farm Products or the Type of Crops Grown on the Premise provided:
 - 1) The size of any such shall not exceed twenty (20 sq.ft.) square feet.
 - 2) Not more than two signs are used for any one purpose or crop variety.
 - 3) Signs shall be displayed only when such products are on sale or when such products are being raised.
- i. For uses permitted as a Conditional Use in a Residential District, the size of any sign shall not exceed twenty (20 sq.ft.) square feet and not more than two signs shall be permitted.
 - j. Historical markers as recognized by local, state or federal authorities. Said signs shall be permitted in all districts provided the size of any such sign is not in excess of twenty (20 sq.ft.) square feet

2. Signs Permitted in the Mixed Residential District:

In lieu of the sign permitted in Section A.1. above, all businesses and institutions may elect to illuminate the sign and to increase the size in compliance with the following:

a. Size of Signs:

No sign shall have a gross surface area of more than forty (40 sq.ft.) square feet except where only one surface of such sign is visible then the gross surface area on said surface shall not exceed twenty (20 sq.ft.) square feet.

b. Location:

Signs shall be parallel to the face of the building and, if attached, shall not extend more than eighteen (18") inches beyond the face of the building. Provided, however, that whenever a building is located more than thirty-five (35') feet back from the right-of-way one free standing sign shall also be permitted. Such freestanding sign shall not be located in any road right-of-way nor closer than ten (10') feet to any building.

3. Signs Permitted in Commercial and Industrial Districts:

In lieu of the sign(s) permitted in Section A.1. above, all businesses and institutions may elect to illuminate the sign(s) and to increase the size in compliance with the following:

a. Retail/Professional Centers:

- 1) Along the main road frontage or at the main entrance road into the “Center”, one freestanding sign designed and used for the purpose of announcing the “Center” itself or the “Center” and its occupants, is permitted in accordance with the size requirements of a maximum gross surface area of sixty (60) square feet per side of sign and a maximum overall height of six (6) feet and maximum overall length of ten (10) feet.
- 2) Each individual tenant within a retail/professional “Center” building shall be permitted to utilize one flat, banner style, wall sign attached to the front of their respective building space. Said signs shall be uniform within a given building, shall not exceed a gross surface area of twenty (20) square feet, and shall not extend more than eighteen (18) inches beyond the face of the building.

b. All Other Commercial and Industrial Uses/Businesses or Institutions:

- 1) An independent business or institution located upon its own deeded lot/parcel and located more than thirty-five (35) feet back from the main road right-of-way shall be permitted one (1) freestanding sign. Said sign shall not have a gross surface area of more than forty (40) square feet per side of sign, except where only one (1) surface of the sign is utilized, the gross surface area shall not exceed fifty (50) square feet. Such freestanding sign shall not be located in any road right-of-way nor closer than ten (10) feet to any building. Only one such sign is permitted per business or institution.
- 2) An independent business or institution as described above, not using a freestanding sign as regulated above may use a flat surface or banner style wall sign attached and parallel to the face of the building. Such sign shall not have a surface area of more than fifty (50) square feet nor extend more than eighteen (18) inches beyond the face of the building.
- 3) When an independent business or institution, as described in 1) above, has more than a single building on the same lot/parcel, a flat surface or banner style wall sign, not exceeding twenty (20) square feet nor extending more than eighteen inches beyond the surface of the building, may be utilized to identify each building.

- 4) When two or more independent businesses and/or institutions are located upon a single deeded lot/parcel, only one (1) freestanding sign, as described in 1) above shall be permitted. Such freestanding sign shall be shared. Also, each independent business and/or institution will be permitted one (1) flat surface or banner style wall sign not exceeding twenty (20) square feet nor extending more than eighteen (18) inches beyond the surface of the building to identify each business and/or institution. Should no freestanding sign be utilized, each business and/or institution may have a flat surface sign as regulated in 2) above.

4. Off-Premise Outdoor Advertising Signs:

Off-premise outdoor advertising signs, outdoor advertising structures, or billboards which advertise products or businesses not connected with the site building on which they are located shall be permitted in Commercial and Industrial Districts subject to the following conditions.

- a. No off-premise outdoor advertising signs shall be closer than fifty (50') feet to any property line or right-of-way line of any street.
- b. No sign face shall exceed ten (10') feet in vertical measurement or twelve (12') feet in length.
- c. No off-premise sign shall be located on any property without the written consent of the subject property owner.
- d. The general area in the vicinity of an off-premise sign shall be kept free and clear of all sign materials, debris, trash and refuse.
- e. No off- premise sign shall be established within five hundred (500') feet of any other off-premise sign. This distance shall be measured along the same side of the street or highway on which the sign is located.
- f. Off-premise signs may be illuminated.

5. General Regulations Applying to All Signs:

- a. No freestanding sign shall be located or project within the established right-of-way of any street or in the required side or rear yard of the applicable district where located.
- b. No sign face shall exceed twenty-five (25') feet in height.
- c. All signs shall be removed within thirty (30) days after the circumstances leading to their erection no longer apply.

- 1) After the thirty (30) day period, the Township may remove any such sign and charge the property owner for the costs incurred.
 - d. Signs erected in violation of these provisions shall be removed upon written notice of the Township Zoning Officer. Failure to remove such signs shall constitute a violation of This Ordinance and in addition, the Township may charge the property owner for the cost of removal of such sign.
 - e. All signs shall be constructed of durable materials and maintained in good state of repair. If in the opinion of the Zoning Officer the sign is not in a good state of repair, the sign shall be removed or repaired within thirty (30) days of receipt of notice to do so.
 - f. Any sign to be located along a State Highway shall be subject to State regulations regarding size and location in addition to the provisions of this Ordinance.
 - g. All signs shall be located in such a manner as not to obstruct clear sight distance along any street, road, driveway or intersection.
 - h. Illuminated signs may be interior lighted with non-glaring lights, or may be illuminated by floodlights or spotlights that are shielded so there is no direct light transmitted to other properties or public rights-of-way. The level of sign illumination shall be such that it does not present a safety or traffic hazard or a nuisance to the general public.
6. Prohibited Signs:
- a. Signs, advertisements, etc., which simulate official directional or warning signs erected by a municipality or public utility.
 - b. Signs erected within a seventy-five (75') foot clear sight triangle of intersecting streets.
 - c. Signs which use a series of two or more free standing signs placed parallel to the highway carrying a single advertising message, part of which is contained on each sign.
 - d. Signs illuminated by flashing, intermittent, or rotating light.
7. Permits for Erection of a Sign:

All business identification signs shall require a sign permit prior to erection. Off-premise outdoor advertising signs shall also require a sign permit. A sign permit shall not be required for customary home occupations.