

**Article: 53.0 SIGN REGULATIONS****ARTICLE 53.0  
SIGN REGULATIONS****SECTION 53.01-GENERAL SIGN REGULATIONS**

No sign shall be erected at any location where, by reason of the position, size, shape, color, movement or illumination, it may interfere with, obstruct the view of, be confused with any authorized traffic sign, signal, or device so as to interfere with, mislead, or confuse traffic. Consideration of traffic visibility and injurious effect on adjacent properties is essential. All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the essential character of such area.

**SECTION 53.02-PERMITTED SIGNS IN RECREATION-CONSERVATION AND AGRICULTURAL DISTRICTS**

Signs in Recreation-Conservation and Agricultural Districts may be illuminated by non-flashing internal light or reflected light. Any light used to illuminate such signs shall be so arranged as to reflect light away from adjoining premises and streets. The following signs are permitted:

- A.** One sign advertising the sale or lease of the lot or building, not exceeding six (6) square feet in area on any one lot, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic.
- B.** One sign announcing a home occupation or professional service not to exceed six (6) square feet in area on any one lot, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic.
- G** One incidental sign advertising the type of farm products grown on the farmstead premises is permitted. Such sign shall not exceed twelve (12) square feet in area, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic.
- D.** One sign identifying a park, school building, other authorized use, or a lawful nonconforming use not to exceed eighteen (18) square feet, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic.

**SECTION 53.03-PERMITTED SIGNS IN RESIDENTIAL DISTRICTS**

One sign in Single-Family Rural Non-Farm Residential, Single-Family Suburban Residential, Low Density Multiple-Family Residential, and Mobile Home Park Residential Districts may be illuminated by non-flashing internal light or reflected light. Any light used to illuminate such signs shall be so arranged as to reflect light away from adjoining premises and street The following signs are permitted:

- A.** One sign advertising the sale or lease of the lot or building not exceeding six (6) square feet in area on any one lot, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic.
- B.** One sign announcing a home occupation, boarding home, tourist home, or professional service, not to exceed three (3) square feet in area and it shall be attached flat against the front wall of the building.
- C.** One sign advertising a recorded subdivision or development not to exceed eighteen (18) square feet in area, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic. Such sign shall be removed within one year after the sale of ninety (90) percent of all lots or units within said subdivision or development.
- D.** One sign identifying a multiple-family building, subdivision, or development, not having commercial connotations, not to exceed eighteen (18) square feet in area, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic.

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- E.** One sign identifying a school, church, public building, other authorized use of a lawful nonconforming use, not to exceed eighteen (18) square feet, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic.

**SECTION 53.04-PERMITTED SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS**

- A.** One sign in Local Commercial and General Commercial Districts is permitted only where it identifies an enterprise occupying the same lot upon which the sign is erected. A sign permitted may be illuminated by non-flashing internal light or reflected light. Any light used to illuminate such signs shall be so arranged as to reflect light away from adjoining premises and streets. Signs shall conform to the building setback and height requirements, except for and in addition to the following requirements:

- 1.** An identification sign may be affixed against the wall of the building. The total sign area shall not exceed two (2) square feet for each foot in length or height of the wall, whichever is greater. No such sign shall extend above the wall to which it is affixed.
- 2.** One free standing identification sign may be erected for a research park or office center, or combined research park office center. Such sign shall not exceed thirty-six (36) square feet in area, nor be closer to the side, or rear property line than one half (by) the distance of the required setback, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic.
- 3.** One free-standing identification sign may be erected for each separate enterprise situated on an individual lot not within a research park or office center. Such sign shall not exceed eighteen (18) square feet in area, not be closer to the side or rear property line than one-half (by) the distance of the required setback, and shall be located off the public right-of-way, and furthermore as not to interfere with the full view of traffic.
- 4.** One free-standing identification sign may be erected for a shopping center or other integrated group of stores or commercial buildings. The area of said sign shall be based on one (1) square foot per front foot of building, or buildings, for which it is established; however, it shall not exceed two hundred (200) square feet in area, nor be closer to the front, side, or rear property line, than one half (1/2) the distance of the required building setback, and shall be located off the public right-of-way and furthermore as not to interfere with the full view of traffic.

- B.** In Limited Industrial and General Industrial Districts, a sign is permitted only where it advertises a business occupying the same lot of land upon which the sign is erected. Signs shall conform to the building set-back and height requirements, except for, and in addition to, the requirements provided below:

- 1.** An identification sign may be affixed flat against the wall of the building, or may project therefrom not more than forty-eight (48) inches. The total sign area shall not exceed one (1) square foot for each foot in length or height of the wall, whichever is greater, to which it is affixed. No such sign shall extend more than four (4) feet in height above the building wall to which it is affixed.
- 2.** All signs may be illuminated internally or by reflected light provided the source of light is not directly visible and is so arranged to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of the lighting arrangement or other devices shall be permitted.

**SECTION 53.05-OUTDOOR ADVERTISING SIGNS**

Outdoor advertising signs (billboards) shall be permitted under the following conditions:

- A.** Outdoor advertising signs (billboards) are permitted only in General Commercial, Limited Industrial, and General Industrial Districts.

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- B.** Outdoor advertising signs are required to have the same setback as other principal structures or building in the zone in which they are situated.
- C.** Where two (2) or more outdoor advertising signs are along the frontage of a single street or highway they shall not be less than one thousand (1,000) feet apart. A double face, back-to-back or a V-type structure, shall be considered a single sign.
- D.** The total surface area, facing in the same direction of any outdoor advertising sign, shall not exceed three hundred (300) square feet.
- E.** No outdoor advertising sign shall be erected on the roof of any building, nor have one sign above another sign.
- F.** Outdoor advertising signs may be illuminated by reflected light only, provided the source of light is not directly visible. If visible and is so arranged to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights. No illumination involving movement by reason of the lighting arrangement or other devices shall be permitted.
- G** Outdoor advertising signs shall:
- 1.** Be harmonious with and in accordance with the intent, purposes and provisions of this Ordinance;
  - 2.** Be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
  - 3.** Not be hazardous or disturbing to existing or projected future uses.

**SECTION 53.06-SIGNS FOR AUTOMOBILE SERVICE STATIONS**

Notwithstanding other provisions of this Ordinance, one (1) permanently installed sign shall be permitted on each street frontage, installed so that a clear view of street traffic by motorists or pedestrians may not be obstructed in any way to a height of sixteen (16) feet other than necessary supports, and not exceeding twenty-five (25) square feet in area, nor be closer to the front, side, or rear property line than one-half (1/2) the distance of the required setback. A sign or legend may also be placed flat on the main building or fuel pump canopies.

**SECTION 53.07-ELLMINATION OF NONCONFORMING SIGNS**

All signs and billboards shall conform to the regulations as set forth in this Ordinance and its amendments. Any sign or billboard not conforming shall be deemed a nonconforming use, and shall either be made to conform or shall be removed by the owner within three (3) years from the date of the building permit or the effective date of this Ordinance. If the owner of said sign fails to remove such nonconforming sign or billboard, it shall be deemed a violation and the property owner shall be charged with a violation and subject to the provisions of this Zoning Ordinance.

**SECTION 53.08-APPLICATIONS, FEES, HEARING, AND PERMITS**

Application for a permit for an Outdoor Advertising Sign (billboard), by the owner of the property where the sign shall be erected shall be made to the Township Board by filing with the Township Clerk the completed application upon the forms therefore furnished by the Planning Commission, submitting the required data, exhibits and information. Such application shall be accompanied by a fee as determined by the Township Board paid by said property owner, except that no fee shall be required of any governmental body or agency. No part of the fee shall be returnable to the applicant. Such application shall contain the applicant's name and address in full; a statement that the applicant is the owner involved; the address of said property involved; an accurate survey drawing of said property showing the existing and proposed location of all buildings and structures thereon, the types thereof, and their uses; and a statement and supporting data, exhibits, information and evidence regarding the required findings set forth in this Ordinance; and authorization of the Township, its officers and agents to enter upon said property for the purposes of inspection and for removal of said billboard as provided by this Ordinance.

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The Planning Commission shall hold a public hearing, or hearings, upon any application for a permit, notice of which shall be given by one (1) publication in a newspaper of general circulation in the township, within fifteen (15) days but not less than three (3) days next preceding the date of said hearing.

The Planning Commission shall review the application for a sign permit in reference to the standards and findings required herein and in relation to the information provided at the public hearing. The Planning Commission shall recommend approval or denial of the application for a sign permit and shall transmit its recommendations, together with a report thereon, to the Township Board. The report shall contain the Planning Commission's analysis of application in relation to the required standards and findings, and shall include a summary of the findings made as a result of the public hearing.

Renewal of such permit shall be made by the first day of each calendar year on an application form furnished by the Planning Commission, accompanied by a fee as determined by the Township Board paid by said property owner to the Township Clerk. No part of the renewal fee shall be returnable to the applicant. Such renewal form shall contain a statement that such billboard exists in compliance with the permit therefore. Failure to file such renewal application for a period of fifteen (15) days shall constitute a noncompliance with such permit whereupon the Township Board may cancel such permit and remove such billboard in the manner provided.

**SECTION 53.09-REQUIRED FINDINGS**

The Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and shall find and record adequate data, information and evidence showing that such a use on the proposed site, lot, or parcel:

- A.** Will be harmonious with and in accordance with the general objectives, intent, and purposes and provisions of this Ordinance.
- B.** Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the same area.
- C.** Will not be hazardous or disturbing to existing or projected future uses. If the facts in the case do not establish beyond a reasonable doubt that the findings and standards set forth in this Ordinance will apply to the proposed use, the Planning Commission shall not grant a permit. In the granting of any permit, the Planning Commission shall impose such conditions of use as it deems necessary to protect the best interest of the Township and the surrounding property and to achieve the objectives of this Ordinance, and the breach of any such conditions shall, after due process, invalidate the permit thereof.