

ARTICLE XV
SIGN REGULATIONS

SECTION 1500. INTENT

It is the intent of this Article to: 1) create a healthier residential and business environment by improving the visual quality of the Township, and 2) protect motorists from the distracting visual clutter of excessive signage. The regulations contained in this article restrict signage primarily to that which identifies a particular user of a parcel of property. Signage with an advertising purpose is permitted on a limited basis.

SECTION 1501. SCOPE OF REQUIREMENTS.

The regulations herein set forth shall apply to and govern signs in all districts. No sign shall be erected or maintained unless it is in compliance with the regulations governing content, size, location and other sign characteristics for the district in which it is located.

SECTION 1502. GENERAL PROVISIONS

1502-1. Unregulated Signs

The provisions of this ordinance shall not apply to the following:

- a. Signs not visible beyond the boundaries of the lot or parcel upon which they are situated or from any public thoroughfare or right-of-way.
- b. Traffic signs of any public or governmental agency.
- c. Any identification of any official public office, notices thereof, or any flag, emblem or insignia of the nation, a unit of government or public school.
- d. Any sign which is located completely within an enclosed building and which sign is not visible from outside the building.
- e. Tablets, grave markers, headstones, statuary or remembrances of persons or events that are noncommercial in nature.
- f. Works of fine art when not displayed in conjunction with a commercial enterprise which may receive direct commercial gain from such display.
- g. Temporary decorations or displays celebrating the occasion of traditionally-accepted patriotic or religious holidays and temporary banners for special Township-wide, church or school activities when such a banner is displayed for no longer than two weeks prior to and during the event.
- h. Signs on a vehicle while such a vehicle is operated in the normal course of business along the public right-of-way or in approved areas for vehicular travel and parking when designated as a parking or loading area on a parcel.

Vehicles with signs on them must not be parked in a manner that the intent is to attract attention to the business on the parcel or to increase the area of signage on the parcel as regulated elsewhere in the Zoning Ordinance.

- i. Names and addresses on postal boxes.
- j. Residential address numbers.
- k. Names of newspapers and similar publications on their delivery boxes.
- l. The posting of privately owned land and/or the buildings or structures thereon against trespass, hunting, fishing, swimming or any other activity and/or the warning of any person against any danger, hazard or condition of, on, in or pertaining to such land and/or the buildings and structures thereon.

1502-2. Prohibited Signs

The following signs shall not be permitted, erected or maintained in any district:

- a. Signs which incorporate any flashing or moving lights, except that this section shall not be deemed to prohibit signs which state time, temperature and stock market information and which incorporate moving or exposed incandescent light bulbs.
- b. Banners, pennants, spinners and streamers, except as permitted by Section 1502-1 g.
- c. String lights used in connection with commercial premises for commercial purposes except as permitted by Section 1502-1 g.
- d. Any sign which has any visible moving part, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic or mechanical means, including intermittent electrical pulsation or by action of normal wind current.
- e. Any sign or sign structure which is structurally unsafe or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment or is not kept in good repair, or is capable of causing electrical shocks to persons likely to come in contact with it.
- f. Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit way.
- g. Any sign which makes use of words such as "Stop", "Look", "Danger" or any other words, phrases, symbols or characters, in such a manner as to interfere with, mislead or confuse traffic.
- h. Any sign which was or is unlawfully installed, erected or maintained under the terms of this ordinance or under the applicable terms of any preceding ordinance.

- i. Any sign now or hereafter existing which no longer advertises a bonafide business conducted or a product sold.
- j. Portable signs, except pursuant to Section 1507-2. For the purposes of this section a portable sign shall be any sign which is not permanently affixed to the ground or to a building or other structure which is affixed to the ground. Portable signs which have been attached to permanent foundations shall not be considered to be permanent signs.
- k. Any sign attached to or painted on a standpipe, gutter drain, fire escape, television antenna, satellite dish or any similar accessory structure.
- l. Any signs within 100 feet of any Residential District boundary line UNLESS said sign is completely screened from said Residential District by a building or said sign is expressly permitted in the particular Residential District that is within 100 feet and meets all the requirements which would be applicable if said sign were located within the particular residential district (see Section 1505-2, b).
- m. Any sign which would project above the height, as defined by this ordinance, of the building on which it is located at the point where it is located.
- n. Any sign which would project into any public right-of-way, other access way or the corner clearance area set forth in Section 1706.
- o. Any sign located on the exterior of a building which would project more than twelve (12) inches therefrom, except as provided for in Section 1502-3.
- p. Any sign which is attached to a tree or utility pole.
- q. Any sign erected so as to impair access to a roof.
- r. Any other sign not specifically authorized by this ordinance.

1502-3. Marquee, Awning and Canopy Signs

Where limitations are imposed by this ordinance on the projection of signs from the face of the wall of any building or structure such limitations shall not apply to identification canopy, awning or marquee signs indicating only the name of the building or the name of the principal occupant of the building, provided that any identification sign located on a marquee, awning or canopy shall be affixed flat to the vertical face thereof and provided further that all marquee signs and canopies shall be counted in determining the number and area of permitted signs.

1502-4. Obsolete Sign Messages and Copy

Obsolete sign messages and copy shall be removed by the owner, agent or person having the beneficial use of the building or sign structure upon which such copy or message may be found, within fifteen (15) days after written notification from the Zoning Administrator but not sooner than thirty (30) days after the subject copy becomes obsolete. Upon failure to comply with such notice within the time specified in such notice, the Zoning Administrator is hereby authorized to cause removal of

such copy or message and any expense incident thereto shall be paid by the owner of the building, sign or structure upon which such copy or message is displayed. Upon vacating a commercial establishment, the proprietor shall be responsible for the removal of all sign messages and copy used in conjunction with the business. An obsolete sign is hereby defined as any sign which no longer correctly directs or exhorts any person; or which advertises a business, service, product, or activity no longer conducted, available, or in existence.

1502-5 Nonconforming Signs

Billboards and other off-premise advertising signs shall be deemed to be nonconforming uses and shall be subject to the applicable regulations governing nonconforming uses as set forth in Article XVII. However, nothing in this ordinance shall prohibit changing of the copy or message of such nonconforming signs provided that such change does not structurally alter the sign or increase its nonconformity by such means as enlarging its size or replacing fixed parts with moving parts. For the purposes of this section, a billboard or other off-premise advertising sign is a sign which advertises a product or service not sold on the zoning lot where said sign is located.

1502-6 Noncomplying Signs

a. Noncomplying Signs Defined

Other than nonconforming signs as defined in Section 1502-5 above, all signs which were already established on the effective date of this ordinance and which are not fully in compliance with the requirements of this ordinance, shall be deemed to be noncomplying signs. Noncomplying signs shall be of the following two types:

1. Dimensionally noncomplying signs, which shall be signs which do not comply with the maximum area, number, setback, height or other such quantitative requirements of this ordinance.
2. Content noncomplying signs, which shall be signs which do not comply with the permitted content requirements of this ordinance.

b. Replacement of Dimensionally Noncomplying Sign with Another Dimensionally Noncomplying Sign Prohibited

No dimensionally noncomplying sign shall be changed to another dimensionally noncomplying sign nor shall any dimensionally noncomplying sign be replaced by another dimensionally noncomplying sign. No dimensionally noncomplying sign shall be structurally altered so as to prolong the life of the sign or so as to change the shape, size or design of the sign except insofar as such changes result in a complying sign. Normal maintenance of dimensionally noncomplying signs to preserve structural soundness shall not be prohibited. Nothing in this ordinance shall prohibit changing the copy or message of a dimensionally noncomplying sign provided that such change does not structurally alter the sign or increase its noncompliance by such means as enlarging its size or replacing fixed parts

with moving parts and provided that the new copy or message complies with the content requirements of this ordinance.

c. Alteration of Noncomplying Content Prohibited

No sign with a noncomplying commercial message shall have any changes made in the words or symbols which would result in a different noncomplying commercial message unless the sign is a bulletin board or substantially similar type of sign specifically designed for periodic change of message.

d. Reconstruction After Damage Restricted

No noncomplying sign shall be reconstructed after damage or destruction if the cost of reconstruction exceeds 50 percent of the replacement cost of the sign.

e. Illegal Noncomplying Signs Not Protected

Nothing in this ordinance shall be deemed to allow the continued maintenance of a sign which was illegal in its content, size or location at the time said sign was originally erected, unless said sign shall be complying under the provisions of this ordinance. Signs which do not comply with the provisions of this ordinance and which do not comply to the provisions of applicable ordinances in effect at the time they were erected shall be an illegal violation of this ordinance and shall be subject to immediate removal.

1502-6. Construction and Maintenance

The construction, installation, erection, anchorage and maintenance of all signs shall be subject to the regulations of the building code. All electrical wiring associated with freestanding signs shall be installed underground.

1502-7. Mounting of Signs and Sign Supports

a. Mounting

All signs shall be mounted in one of the following manners:

1. Flat against a building or wall. All wall-mounted signs must be separately constructed and securely mounted on the face of the building to which they are attached. Signs painted on the walls of buildings shall not be permitted.
2. Back to back in pairs, so that the backs of signs will be screened from public view.
3. Clustered in an arrangement which will screen the backs of the signs from public view.
4. Or otherwise mounted so that the backs of all signs or sign structures showing to public view shall be painted and maintained a neutral color or a color that blends with surrounding environment.

b. Sign Supports

Support structures which are not counted in the permitted area of a sign shall conform to the following requirements:

1. Individual support structures shall not exceed 1 square foot in horizontal cross section.
2. Individual support structures shall not be placed closer than four (4) feet to each other.

1502-8. Illumination of Signs

Except as otherwise provided herein, signs shall be illuminated only by lights which are placed inside the translucent face or faces of the sign or by lights which are directed to shine directly on the sign. Lights illuminating signs shall be directed and/or shielded so as not to shine directly unto neighboring property or the eyes of passing motorists. Signs which give time, temperature and/or stock market information may consist of exposed incandescent bulbs.

SECTION 1503. SIGNS PERMITTED IN ALL DISTRICTS

The following signs shall be permitted in all districts:

1503-1. Parking Area Identification Signs

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: Designation of entrance and exit points, including directional arrows.
- b. Maximum Area: 4 square feet per sign face.
- c. Maximum Number: 1 per entrance and exit.
- d. Location: On the same zoning lot as the parking area to which it is accessory.
- e. Setbacks:
 1. From lot line of another zoning lot: 20 feet.
 2. From public right-of-way: 0 feet.
 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. Maximum Height: 6 feet.

1503-2. Parking Area Directional and Related Signs

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: The direction of traffic flow within a parking or loading area, areas where no parking is permitted, parking spaces for the handicapped, reserved parking spaces and other similar information, subject to Planning Commission approval pursuant to site plan review.
- b. Maximum Area: Not larger than is necessary to be visible to motorists on the site where they are located subject to Planning Commission approval pursuant to site plan review.
- c. Maximum Number: As necessary to regulate traffic flow, parking, loading, handicapped and reserved parking, subject to Planning Commission approval pursuant to site plan review.
- d. Location: On the same zoning lot as the parking and other vehicular circulation areas to which they are accessory.
- e. Setbacks:
 1. From lot line of another zoning lot: Subject to Planning Commission approval pursuant to site plan review.
 2. From public right-of-way: Subject to Planning Commission approval
 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. Maximum Height: As necessary for visibility to motorists on the site where they are located, subject to Planning Commission approval pursuant to site plan review.

1503-3. "For Sale", "For Lease" and "For Rent" Signs

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: The name, logo, address and telephone number of the real estate agent or owner offering the property on which it is located for sale, lease or rent.
- b. Maximum Area:
 1. For residential uses: 6 square feet per sign face.
 2. For nonresidential uses: 16 square feet per sign face.
- c. Number: 1 sign per zoning lot.

- d. Location: On the zoning lot advertised for sale, lease or rent.
- e. Setbacks:
 - 1. From lot line of another zoning lot: 20 feet.
 - 2. From public right-of-way: 0 feet.
 - 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. Maximum Height:
 - 1. Wall-mounted: 6 feet.
 - 2. Freestanding: 6 feet.
- g. Additional Requirements: Such signs shall be removed immediately after the property is sold, leased or rented or not more than 16 days thereafter if modified to indicate the property is no longer for sale, lease or rent.

1503-4. Temporary Political Signs

Freestanding political signs shall be permitted on private property subject to the following regulations:

- a. Posting on Public Property Prohibited: It shall be unlawful for any person to post a political campaign sign on or over any public property in the Township.
- b. Size and Location of Political Signs:
 - 1. Political signs in residential areas shall not have more than two (2) faces and the area of each face shall not exceed six (6) square feet.
 - 2. Political signs in non-residential areas shall not have more than two (2) faces and the area of each face shall not exceed sixteen (16) square feet. Such signs shall also meet the minimum setback requirements for non-residential identification signs relative to the district in which they are located.
 - 3. Political signs shall meet the corner clearance and driveway clearance requirements of Section 1706 of the Township Zoning Ordinance.
- c. Posting Time Limits: It shall be unlawful for any person to post a political campaign sign more than forty-five (45) days prior to the election for which the sign is posted, and it shall be unlawful to fail to remove a political campaign sign within seven (7) days after the election for which the sign was posted.
- d. Removal of Illegal Signs: The Township by its authorized agents is hereby authorized to remove any political campaign sign found posted within the

corporate limits of the Township when such sign is in violation of the provisions of this article.

- e. **Removal of Political Signs:** For the purpose of removing political campaign signs, the Township by its authorized agents is empowered to enter upon the property where the signs are posted, and is further authorized to secure legal process to the end that all such signs shall be expeditiously removed from any property where posted.
- f. **Removal Procedure:** When the Township finds that a political campaign sign has been posted in violation of this article, it shall attempt to contact the candidate, committee or person responsible for the posting of such sign. If successful, it shall give twenty-four (24) hours advance telephonic notice of its intention to remove the sign, indicate the nature of the violation and the location of the sign. If, after such notification, the illegal sign remains in violation, the Township shall remove said sign and store it in a safe location. If, after twenty-four (24) hours, the Township is unable to contact the candidate, committee, or person responsible for the sign, it may dispense with the notice requirement and remove the sign, storing it in a safe location.
- g. **Storage, Notice, Return:** If the Township removes any political campaign sign, it shall keep a record of the location from which the sign was removed. It shall store the political campaign sign in a safe location for at least thirty (30) days and shall immediately notify by telephone the candidate, committee or person responsible for the posting of the sign, indicating the fact of removal and the location where it may be retrieved. If the Township is unable to make telephone contact, it shall provide written notice, if the address of the candidate, committee, or person is known or can be ascertained.

The Township shall return any political campaign sign upon the payment of the fee provided in Subsection h.

- h. **Removal of Sign – Charge:** The Township shall be entitled to receive the sum of Two (\$2.00) Dollars for every political campaign sign removed by the Township, to cover the expense of removal, notice and storage. In cases where unusual effort is needed to remove a sign, such as the cutting or removal of supporting structure, use of aerial devices, towing of “trailer signs,” or other unusual situation, the Township shall collect from the person responsible a sum sufficient to cover the costs and hourly wages of employees so utilized.
- i. **Persons Responsible:** In a campaign for political office, the candidate for such office shall be deemed the person responsible for the posting of political campaign signs, unless he or she first notifies the Township of another person who is responsible. In such case, the candidate shall provide the name, address, telephone number, and signed consent of such other responsible person. In a campaign regarding a ballot measure, the president of the committee supporting or opposing such ballot measure shall be deemed responsible, unless he or she first notifies the Township of some other person responsible, in the manner described above. The candidate, or in the case of a ballot measure, the committee president, or other responsible person if so designated, shall be liable to pay any fees or costs for the removal and storage of illegal signs, as set out herein. Further, such candidate, committee president, or other designated person, shall be subject to prosecution for any

violation of this Ordinance. Nothing in this Section shall be interpreted to make any person liable, civilly or criminally, for any sign posted by persons unknown to him or her, or by persons over whom he or she has no control.

- j. **Illegal Signs, Public Nuisance:** Political campaign signs in violation of this article are hereby declared to be public nuisances, and may be abated as such by the Township. The collection of removal fees shall not preclude the Township from prosecuting any person for violating this article.

1503-5. Garage Sale, Yard Sale and Basement Sale Signs

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. **Permitted Content:** Type of sale, the address, dates and hours of the sale and directional information.
- b. **Maximum Area:** 6 square feet per face.
- c. **Maximum Number:** Not more than one per zoning lot nor three per sale.
- d. **Location:** Only on zoning lots where the property owner has given permission.
- e. **Setbacks:**
 - 1. From lot line of another zoning lot: 20 feet.
 - 2. From public right-of-way: 0 feet.
 - 4. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. **Maximum Height:**
 - 1. Freestanding: 6 feet.
 - 2. Wall-mounted: 6 feet.
- g. **Duration and Frequency of Use:** Signs shall not be located on any zoning lot for more than four (4) consecutive days nor for more than a total of eight (8) days during any 180 day period.
- h. **Limitations of Use:** Such signs shall be permitted exclusively to identify sales conducted on private residential property by the residents of said property to sell their own household merchandise.

1503-6. Temporary Signs Accessory to Residential and Other Permitted Development

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: Identification of homes or home sites, condominiums, apartments or mobile home sites for sale or rent in a residential development under construction or identification of nonresidential development under construction.
- b. Maximum Area: 50 square feet per face.
- c. Maximum Number: 1 per entrance to the development but no 2 signs for the same development shall be within 500 feet of each other.
- d. Location: Within 100 feet of the entrance of the development which it identifies.
- e. Setbacks:
 1. From lot line of any property located outside the development: 20 feet.
 2. From public right-of-way: 15 feet if all sign faces placed parallel to street and 20 feet if one or more sign faces not placed parallel to street.
 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. Maximum Height: 6 feet.
- g. Time Limit: 18 months from date the sign permit is issued.

1503-7

Agricultural Retail Product Directional Signs

Freestanding signs with one or two faces shall be permitted subject to the following regulations:

- a. Intent: Agricultural directional signs are intended to be used by Highland Township farm land owners or others who have an interest in farm land in Highland Township that is used for bona fide agricultural purposes and on which products are grown, raised, produced and sold to the public at retail on a seasonal basis.
- b. Permitted Content: Identification of the person, place, homestead, farm or organization offering a seasonal, agricultural product to the public along with arrows or directional information describing where the public may go to find the product or activity.
- c. Maximum Area: 32 square feet for a one-face or two-face (back-to-back) sign.
- d. Number: 4 signs per applicant.
- e. Location: Up to 4 zoning lots including the applicant's lot, one sign per lot. No more than two signs, however, of two separate applicants shall be placed

on any zoning lot. The applicant shall have the approval of the property owner on which the sign(s) is to be located.

- f. Setbacks:
 - 1. From a lot line of another zoning lot: 20 feet
 - 2. From a right-of-way: 10 feet
 - 3. From the intersection of two streets with other streets or access drives: As required by Section 1706.
- g. Maximum Heights: 6 feet
- h. Time Limit:
 - 1. Signs shall be on display for a maximum of 60 days
 - 2. Up to four (4) seasonal sign displays shall be permitted for any person, place, farm or organization per year with at least a 25-day time lapse between each sign display period
- i. Permit, content and attachments:
 - 1. Information as regulated by Section 1511 of this Ordinance.
 - 2. A map showing the location of the signs in the Township.
- j. Abatement: In the event that an agricultural retail product directional sign is not installed as described and regulated herein, the applicant shall be required to correct the deficiency or remove the sign within three business days of being notified of the improper installation.

SECTION 1504. SIGNS PERMITTED IN AGRICULTURE DISTRICTS

1504-1. Signs Accessory to Roadside Stands

Freestanding signs with one or two faces and stand-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: The signs shall be only for the purpose of identification of the roadside stand and the agricultural products for sale therein.
- b. Maximum Area: 6 square feet per face.
- c. Maximum Number: 1 per zoning lot.
- d. Location: On the same zoning lot as the roadside stand which it identifies.
- e. Setbacks:

1. From lot line of another zoning lot: 50 feet.
 2. From public right-of-way: 15 feet.
 3. From intersections of streets with other streets and with access drives:
As required by Section 1706.
- f. Maximum Height:
1. Freestanding: 6 feet.
 2. Mounted on stand: 10 feet.

1504-2. Farmstead Identification Signs

The name of a farmstead or farmstead owner painted on a barn or other farm building shall be permitted in agriculture districts provided such name is not for purposes of commercial or monetary gain.

SECTION 1505. SIGNS PERMITTED IN AGRICULTURE AND RESIDENTIAL DISTRICTS

1505-1. Residential Unit Nameplate Identification Signs

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: The name of the occupant(s) and address of the residential unit for which the sign is accessory.
- b. Maximum Area: 2 square foot per face.
- c. Maximum Number: 1 per dwelling unit.
- d. Location: On the same zoning lot as the residential unit which the sign identifies.
- e. Maximum Height:
 1. Freestanding: 6 feet.
 2. Wall-mounted: No higher than the wall on which it is mounted.

1505-2. Identification Signs for Permitted Non-Residential Uses

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: The name, logo and address of the building to which the sign is accessory or its principal occupant. Not more than one occupant shall be named. In addition, up to fifty (50) percent of the area of each face of the sign may be devoted to changeable copy.

- b. Maximum Area: 40 square feet for a one-face sign or 32 square feet for each face of a two face sign.
- c. Maximum Number: 1 per zoning lot.
- d. Location: On the principal structure of the use to which it is accessory, UNLESS said structure is more than 75 feet from the nearest right-of-way, then on the same zoning lot as the use which the sign identifies.
- e. Setbacks:
 - 1. From lot line of another zoning lot: 20 feet.
 - 2. From public right-of-way: 15 feet if all sign faces placed parallel to street and 20 feet if one or more sign faces not placed parallel to street.
 - 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. Maximum Height:
 - 1. Freestanding: 6 feet.
 - 2. Wall-mounted: No higher than the wall on which it is mounted.

1505-3. Bulletin Boards for Houses of Worship

In addition to signs permitted pursuant to Section 1505-2, freestanding bulletin boards with one or two faces and wall-mounted bulletin boards with one face shall be permitted for houses of worship subject to the following controls:

- a. Maximum Area: 20 square feet per sign face.
- b. Maximum Number: One per zoning lot.
- c. Location: On the same zoning lot as the use to which it is accessory.
- d. Setbacks:
 - 1. From lot line of another zoning lot: 20 feet.
 - 2. From public right-of-way: 15 feet if all sign faces placed parallel to street and 20 feet if one or more sign faces not placed parallel to street.
 - 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- e. Maximum Height: 6 feet.

1505-4. Residential Development Permanent Identification Signs

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: The name, logo and address (if applicable) of the residential development identified. Types of residential developments which may be so identified include subdivisions, condominiums, apartments and mobile home parks.
- b. Maximum Area:
 1. Under 50 residential units: 32 square feet per face.
 2. 50 or more residential units: 48 square feet per face.
- c. Maximum Number: 1 per entrance to the development but no 2 signs for the same development shall be within 500 feet of each other.
- d. Location: Within 100 feet of the entrance of the development which it identifies.
- e. Setbacks:
 1. From lot line of any property located outside the development: 20 feet.
 2. From public right-of-way: 15 feet if all sign faces placed parallel to street and 20 feet if one or more sign faces not placed parallel to street.
 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. Maximum Height: 6 feet.

1505-5. Signs for Group Day Care Home

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: The name, logo and address of the building to which the sign is accessory.
- b. Maximum Area: 8 square feet per face
- c. Maximum Number: 1 per zoning lot
- d. Location: On the principle structure of the use to which it is accessory, UNLESS said structure is more than 75 feet from the nearest right-of-way, then on the same zoning lot as the use which the sign identifies
- e. Setbacks:

1. From lot line of another zoning lot: 20 feet
 2. From the public right-of-way: 15 feet if all sign faces placed parallel to the street and 20 feet if one or more sign faces not placed parallel to street
 3. From intersections of streets with other streets and with access drives: as required by Section 1706.
- f. Maximum Height:
1. Freestanding: 6 feet
 2. Wall-mounted: No higher than the wall on which it is mounted.

1505-6. Signs for Nonconforming Uses

Each nonconforming use in an agricultural or residential district shall be permitted one accessory sign which conforms to the requirements of Section 1506-2, provided that the nonconforming use would not be subject to more restrictive sign regulations in the district in which said use is a permitted use.

SECTION 1506. SIGNS PERMITTED IN OB AND CB DISTRICTS

1506-1. Signs for Agricultural and Residential District Uses

Signs for agricultural and residential district uses in OB and CB districts shall be governed by the regulations which would apply to such uses in agricultural and residential districts.

1506-2. Identification Signs for Individual Business Occupants of a Zoning Lot

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

a. Permitted Content:

The name, logo and address of the occupant to which the sign is accessory. In addition, up to fifty (50) percent of the area of the sign may be devoted to changeable copy.

b. Maximum Area:

1. Freestanding: 48 square feet for a one-face sign or 36 square feet for each face of a two-face sign.
2. Wall-mounted: 2 square feet for each 1 foot of length along the front facade of the building on which it is located.

- c. Maximum Number: One free standing sign per zoning lot and one wall-mounted sign per individual business occupant of a zoning lot with the following exceptions:
1. No free-standing sign shall be permitted pursuant to this section (Section 1506-2) if any part of the building which houses the use to which the sign would be accessory is less than 75 feet from the public right-of-way on which the lot fronts.
 2. One wall-mounted sign per individual business for the second or third business occupant of a zoning lot wherein such a development is permitted but signage is not yet regulated by Section 1506-3 because of the definition of shopping center, plaza or office complex and provided that each of these other one or two occupants for which a wall-mounted sign may be permitted shall have its own at-grade entry directly to the exterior of the building in which it is located.
 3. Individual business occupants which have a gross floor area of over 40,000 square feet and which front on one or more right-of-ways may have two wall-mounted signs subject to Planning Commission approval pursuant to Site Plan Review and provide that the area of all wall-mounted signs does not exceed the area calculated pursuant to Section 1506-2.b.2.
- d. Location:
1. A wall-mounted sign shall be on the front façade of the building wherein the occupant to be identified is located.
 2. A freestanding sign for the occupant, when permitted, shall be on the same zoning lot as the occupant to be identified.
 3. A free-standing sign for the occupant, when permitted, shall be located along the collector road passing through the shopping center park or office park if a shopping center park or office park sign has been or can be approved along the major thoroughfare pursuant to Section 1506-4 of this Ordinance but the business free-standing sign shall not be any closer than 200 feet to the identification sign for the shopping center park or office park.
- e. Setbacks:
1. From lot line of another zoning lot: 20 feet.
 2. From public right-of-way: 10 feet if all sign faces are placed parallel to street and 10 feet to the front edge of the sign if one or more sign faces not placed parallel to street.
 3. From intersections of streets with other streets and with access drives: As required by Section 1706.

- f. Maximum Height:
 - 1. Freestanding: 6 feet for signs located at least 10 feet from all right-of-way lines and 20 feet for signs located at least 15 feet from all right-of-way lines.
 - 2. Wall-mounted: No higher than the wall on which it is mounted.

1506-3. Identification Signs for Shopping and Office Centers and Individual Businesses in These Centers.

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content:
 - 1. Freestanding: The name, logo and address of the complex to which the sign is accessory plus the names, logos and addresses of the individual businesses which occupy the complex. In addition, up to fifty (50) percent of the area of the sign may be devoted to changeable copy.
 - 2. Center Signs, Wall mounted: The name, logo and address of the shopping or office center to which the sign is accessory.
 - 3. Individual Business Wall-mounted: The name, logo and address of the individual business in the center provided that each occupant for which a wall-mounted sign may be permitted shall have its own at-grade entry directly to the exterior of the building in which it is located.
- b. Maximum Area for OB, CB-1 and CB-2 Districts:
 - 1. Freestanding: 48 square feet for a one-face sign or 36 square feet for each face of a two-face sign.
 - 2. Freestanding changeable copy: In addition to the area provided in (1) above, 12 square feet for a one-face sign or 12 square feet for each face of a two-face sign provided such additional area is devoted to changeable copy to identify individual tenants, special events or other similar information.
 - 3. Wall mounted: 2 square feet for each 1 foot of length along the front facade of the building on which it is located.
(See subsection "i" and "j" in this section of the Ordinance)
- c. Maximum Area for CB-3 and CB-4 Districts:
 - 1. Freestanding: 80 square feet for a one-face sign or 80 square feet for each face of a two-face sign.

2. Wall-mounted: 3 1/3 square feet for each 1 foot of length along the front facade of the building on which it is located.
(See subsection "i" and "j" in this section of the Ordinance)
- d. Maximum Number: One free-standing sign, one wall mounted sign per zoning lot with a shopping center or office center and one wall-mounted sign per individual business occupant of the shopping center or office center provided that each occupant for which a wall-mounted sign may be permitted shall have its own at-grade entry directly to the exterior of the building in which it is located, with the following exceptions:
1. No free-standing sign shall be permitted pursuant to this section (Section 1506-3) if any part of the building which houses any of the uses to which the sign would be accessory is less than 75 feet from the public right-of-way on which the lot fronts.
 2. Two (2) free-standing sign shall be permitted for shopping centers or office centers which have the proper setbacks and are located on a zoning lot with frontage on two right-of-ways. A freestanding sign shall be placed on each road frontage and there shall be a minimum of 700 feet between each freestanding sign or the second sign shall not be permitted. Sign design and approval are subject to Planning Commission approval pursuant to site plan review.
 3. Up to two (2) individual business occupants of a shopping center or office center which have gross floor areas of over 40,000 square feet each may have two wall-mounted signs each subject to Planning Commission approval pursuant to site plan review and subject to the requirements outlined in Section 1506-3.i.
- e. Location:
1. A wall-mounted sign shall be on the front façade of the tenant space wherein the occupant to be identified is located.
 2. A freestanding sign for the Center, when permitted, shall be on the same zoning lot as the Center that is to be identified.
 3. A free-standing sign for the Center, when permitted, shall be located along the collector road passing through the shopping center park or office park if a shopping center park or office park sign has been or can be approved along the major thoroughfare pursuant to Section 1506-4 of this Ordinance but the individual sign for the Center shall not be any closer than 200 feet to the identification sign for the shopping center park, office park or major thoroughfare.
- f. Setbacks:
1. From lot line of another zoning lot: 20 feet.

2. From public right-of-way: 10 feet if all sign faces placed parallel to street and 10 feet to the front edge of the sign if one or more sign faces are not placed parallel to street.
 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- g. Maximum Height for OB, CB-1 and CB-2 Districts:
1. Freestanding: 6 feet for signs located at least 10 feet from all right-of-way lines and 20 feet for signs located at least 15 feet from all right-of-way lines.
 2. Wall-mounted: No higher than the wall on which it is mounted.
- h. Maximum Height for CB-3 and CB-4 Districts:
1. Freestanding: 6 feet for signs located at least 10 feet from all right-of-way lines. 20 feet for signs located at least 20 feet from all right-of-way lines.
 2. Wall-mounted: No higher than the wall on which it is mounted.
- i. Wall-mounted signs may be mounted on any building wall subject to Planning Commission approval pursuant to site plan review. The area of all wall-mounted signs together shall conform to the limits set in Section 1506-3, b (3) and 1506-3, c (2) above.
- j. Additional Requirements: When there is more than one wall-mounted sign permitted under the terms of this subsection (1506-2) on the same building, all said wall-mounted signs shall have the same base line and the same top line and none shall be longer than 2/3 the length of the building frontage of the occupant to which they are accessory.

1506-4 Identification Signs for Shopping Center Parks, Commercial Parks, and Office Parks

Freestanding signs with one or two faces may be permitted, at the discretion of the Planning Commission, for a group of businesses, office centers or shopping centers that locate along a new internal collector road system leading from a major thoroughfare subject to the following controls:

- a. Permitted Content: The name, logo and/or address of the park or shopping area to which the sign is accessory plus the names, logos and/or addresses of some of the major businesses which are located in the various buildings or shopping areas along with a map of the area and/or other director-type information element attached to the sign structure.
- b. The design of the sign shall be submitted to the Planning Commission for review and approval. The sign should include graphic and written representation as to the number of users who will be listed on the sign and criteria for being listed on the sign if there are more tenants in the Park than there are places for being listed on the sign. All advertising slots on the sign

should be placed within a uniform framework and show all electrical and lighting techniques to be used to illuminate the sign.

- c. Maximum Area:
 - 1. Eighty square feet for a one-face sign or 80 square feet for each face of a two-face sign.
 - 2. The Planning Commission may approve Park Identification Signs up to 250 square feet for a one-face sign or 250 square feet for each face of a two-face sign provided: (a) the park contains more than four developments with one or more businesses in each development; (b) the park is larger than 10 acres in size; and (c) the park evidences some unusual topographic, traffic, density and/or sign constraint whereby the larger sign would still be in keeping with the intent of this provision of the Ordinance. (See also definition 219-8. Shopping Center, Commercial or Office Park.)
 - 3. When reviewing a request for the larger sign, the Planning Commission should consider the proportional relationship between the size of the commercial park and the size of the sign such that an eighty (80) square foot sign is adequate for a ten (10) acre commercial park and a 250 square foot sign is more than adequate for an eighty (80) acre or larger commercial park. Any size development between ten acres and 80 acres should be able to use a sign proportional to its size between 80 square feet and 250 square feet.
 - 4. The size of the sign should be taller than it is wide and have a height-to-width ratio of at least 1.5 to 1. A sign can be wider than it is high provided the sign is no higher than six (6) feet above an adjacent road an/or-parking surface.
- d. Number: One per park main entrance as determined by the Planning Commission based upon their review, and classification of all roads and entrances leading into the park from a major thoroughfare or major thoroughfares. Location: Within 50 feet of the entrance of the development which it identifies and on property that is owned by one of the occupants of the park or the park association and is contiguous to one of the parcels in the park.
- e. Setbacks:
 - 1. From a lot line of any property located outside the shopping center park: 20 feet.
 - 2. From the public right-of-way: 20 feet.
 - 3. From the intersection of streets with other streets and/or with an access drive: As required by Section 1706.
- f. Maximum Heights:

1. 20 feet except where it may be regulated by Section 1506-4.c. (4).
2. The Planning Commission may approve Park Identification Signs up to 30 feet high provided: (a) the park contains more than four developments with one or more businesses in each development; (b) the park is larger than 10 acres in size; and (c) the park evidences some unusual topographic, traffic, density and/or sign constraint whereby the taller sign would still be in keeping with the intent of this provision of the Ordinance.
3. When reviewing a request for the taller sign, the Planning Commission should consider the proportional relationship between the size of the park and the size of the sign such that a twenty (20) foot high sign is adequate for a ten (10) acre or less commercial park and a thirty (30) foot high sign is more than adequate for an eighty (80) acre or larger commercial park. Any size development between 10 acres and 80 acres should be able to use a sign proportional to its size between 20 feet high and 30 feet high.

1506-5. Time, Temperature and/or Stock Market Signs

Signs giving time temperature and/or stock market information shall be permitted when attached to or made part of an otherwise permitted sign. Such signs shall not be larger than 25 percent of the permitted area of the sign to which they are attached. Such signs shall not be counted as part of the permitted area of the sign to which they are attached.

1506-6. Signs for Nonconforming Uses

Signs for nonconforming uses which are not uses permitted in an agricultural or residential district shall conform to the applicable requirements as set forth in Sections 1506-2, 1506-3 and 1506-4.

SECTION 1507. INCIDENTAL SIGNS PERMITTED IN CB-1, CB-2, CB-3, AND CB-4 DISTRICTS

1507-1. Window Signs Advertising Special Sales, Events or Services

Signs pertaining to special sales, events or services may be affixed to the inside of windows provided that their total area does not exceed 75 percent of the window area.

1507-2. Temporary Signs and Displays Announcing the Opening of a New Business or the Change in Ownership of an Established Business

Temporary signs and displays announcing the opening of a new business or the change in ownership of an established business shall be permitted in addition to other signs which may be permitted on the zoning lot where located. Such signs shall not remain in place for more than thirty (30) days commencing any time within the first six (6) months of the opening of a new business or the change of ownership of an

established business. On zoning lots with more than one business establishment, no temporary signs or displays shall be permitted under the provisions of this section until at least ninety (90) days have elapsed since the removal of all signs and displays previously permitted under the provisions of this section.

SECTION 1508. SIGNS PERMITTED IN INDUSTRIAL DISTRICTS

1508-1. Signs for Agricultural, Residential and Business District Uses

Signs for agricultural, residential and business district uses in industrial districts shall be governed by the regulations which would apply to such uses in agricultural, residential and business districts.

1508-2. Identification Signs for Individual Industrial Occupants of a Zoning Lot

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted subject to the following controls:

- a. Permitted Content: The name, logo and address of the occupant to which the sign is accessory.
- b. Maximum Area: 80 square feet for a one-face sign or 64 square feet for each face of a two-face sign.
- c. Maximum Number: One freestanding sign per zoning lot and one wall-mounted sign per individual business occupant of a zoning lot provided that each occupant for which a wall-mounted sign is permitted shall have its own at-grade entry directly to the exterior of the building in which it is located, except that no freestanding sign shall be permitted pursuant to this section (Section 1508-2) if any part of the building which houses the use to which the sign would be accessory is less than 50 feet from the public right-of-way on which the lot fronts.
- d. Location: On the same zoning lot as the occupant identified.
- e. Setbacks:
 1. From lot line of another zoning lot: 20 feet.
 2. From public right-of-way: 10 feet if all sign faces placed parallel to street and 15 feet if one or more sign faces not placed parallel to street.
 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. Maximum Height:
 1. Freestanding: 6 feet.
 2. Wall-mounted: No higher than the wall on which it is mounted.

- g. Additional Requirements: When there is more than one wall-mounted sign permitted under the terms of this subsection (1508-2) on the same building, all said wall-mounted signs shall have the same base line and the same top line and none shall be longer than $\frac{2}{3}$ the length of the building frontage of the occupant to which they are accessory.

1508-3. Identification Signs for Industrial Parks

Freestanding signs with one or two faces shall be permitted subject to the following controls:

- a. Permitted Content: The name, logo and address of the industrial park to which the sign is accessory, the name of each of its occupants and a map of the park or other directory-type information.
- b. Maximum Area: 48 square feet for a one-face sign or 36 square feet for each face of a two-face sign.
- c. Number: 1 per industrial park entrance.
- d. Location: Within 50 feet of the entrance of the development which it identifies.
- e. Setbacks:
 - 1. From lot line of any property located outside the industrial park: 20 feet.
 - 2. From public right-of-way: 15 feet if all sign faces placed parallel to street and 20 feet if one or more sign faces not placed parallel to street.
 - 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. Maximum Height: 6 feet.

SECTION 1509. GASOLINE PRICE AND ESSENTIAL DIRECTIONAL SIGNS FOR SERVICE STATIONS

1509-1. Gasoline Price Signs

One gasoline price sign shall be permitted per gasoline station. Said sign shall not exceed twelve (12) square feet in area per side. It shall be affixed to a permanent sign structure or to a building and shall not be located closer than 20 feet to any side property line. The price sign shall not be included in the total area of signage otherwise permitted.

1509-2. Essential Directional Signs

Signs providing information needed for motorists to locate the proper service station pump site shall be permitted. Such signs shall include those identifying the type of

fuel sold at individual service station pumps, the location of full service and self-service pump islands and other similar information. Such signs shall be of a size which can be seen by motorists once on the site but shall not be sized to attract the attention of motorists on public rights-of-way.

SECTION 1510. PRESERVATION OF THE RIGHT OF FREE EXPRESSION

1510-1. Intent

It is the intent of this Section to secure and preserve unto the people of the Township the right of free expression guaranteed by the First Amendment of the Constitution of the United States and Article I, Section 5 of the Constitution of the State of Michigan of 1963 and shall be so construed as to effectuate such intent.

1510-2. Permitted Signs

Freestanding signs with one or two faces and wall-mounted signs with one face shall be permitted as accessory to residential uses subject to the following controls:

- a. Permitted Content: Any thought, idea, sentiment, opinion or any political, philosophical, religious, aesthetic or other expression which does not promote, advertise or solicit for, by content or design, any commercial business, product or service and which has not been declared by a Court of competent jurisdiction to be obscene, defamatory or otherwise contrary to law.
- b. Maximum Area: 6 square feet per face.
- c. Number: 1 sign per residential unit.
- d. Location: On the same zoning lot as the residential use to which it is accessory.
- e. Setbacks:
 1. From lot line of another zoning lot: 20 feet.
 2. From public right-of-way: 0 feet.
 3. From intersections of streets with other streets and with access drives: As required by Section 1706.
- f. Maximum Height:
 1. Wall-mounted: 6 feet.
 2. Freestanding: 4 feet.

SECTION 1511. PERMIT REQUIREMENTS

It shall be unlawful for any person to erect, alter, relocate or maintain within the Township any sign without first obtaining a Sign Permit as set forth herein unless the sign is specifically exempted from the permit requirements set forth herein. No building, electrical or other similar construction permit shall be issued for any sign unless a sign permit as required herein has been obtained.

1511-1. Sign Permit Procedure

Application forms for sign permits shall be obtained from the Zoning Administrator and shall require such information as may be deemed necessary by the Zoning Administrator to determine compliance with the provisions of this ordinance. Upon receipt of a completed sign permit application, the Zoning Administrator shall evaluate the application and determine if the sign or signs for which the permit is requested will meet the requirements of this ordinance. Upon determination that the subject sign or signs will meet all of the requirements of this ordinance, the Zoning Administrator will issue the sign permit which must then be submitted to the Building Inspector before any construction, electrical or other such permits are issued. If the Zoning Administrator is unable to determine that the subject sign or signs will meet all of the requirements of this ordinance, the sign permit application shall be submitted to the Planning Commission for a determination. If the Planning Commission finds that all requirements are met, it shall pass a resolution approving the sign permit and the Zoning Administrator shall issue the sign permit. If the Planning Commission finds that all requirements set forth in this ordinance are not met, it shall pass a resolution setting forth its reasons for such a finding.

1511-2. Fees

Fees for sign permit applications shall be as determined from time to time by resolution of the Board of Trustees.

1511-3. Signs Exempt from Permit Requirements

The following signs shall be exempt from the permit requirements of this ordinance:

- a. Unregulated signs as set forth in Section 1502-1.
- b. For sale, for lease and for rent signs as set forth in Section 1503-3.
- c. Temporary political signs as set forth in Section 1503-4.
- d. Garage, yard and basement sale signs as set forth in Section 1503-5.
- e. Residential unit nameplate identification signs as set forth in Section 1505-1.
- f. Window signs advertising special sales, events or services as set forth in Section 1507-1.
- g. Signs permitted pursuant to Section 1510-2.