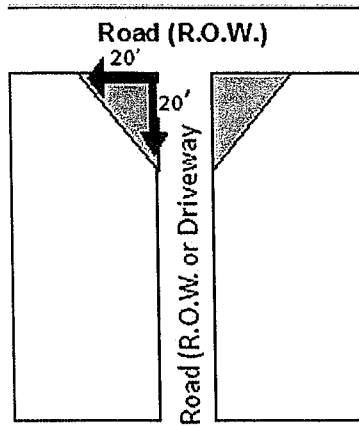


**SIGN LOCATION REQUIREMENTS (EXCEPT VILLAGE DISTRICT):**

Sign Location:

Signs shall meet the following locational standards:

- (a) No sign shall be located in a public right-of-way or dedicated public easement, or be attached to a utility pole.
- (b) No sign, except those established and maintained by the Township, County, State or Federal governments, shall be located within the triangle formed by the intersection of any road rights-of-way and/or access drive at points twenty (20) feet distant from the point of their intersection.



- (c) No signs shall be located so as to impede pedestrian or automobile traffic.
- (d) In no case shall a sign be closer than ten (10') feet to any property line. All signs shall meet the following minimum setbacks as measured in feet from the centerline of each road right-of-way (ROW) in accordance with the Township's Master Plan. An additional ten-foot (10') setback from road centerlines and property lines shall be required for all signs constructed in residential zoning districts.

Road Type (See Master Plan)	Distance in Feet
Regional (204' R.O.W.)	112
Regional (150' R.O.W.)	85
Major (120' R.O.W.)	70
Secondary (120' R.O.W.)	70
Collector (86' R.O.W.)	53
Local (70' R.O.W.)	45
Local (60' R.O.W.)	40
Cul-de-sac	70
Freeway*	50
Private Roads**	20

\*Freeways shall be measured from the established right-of-way lines.

\*\*Measured from the road easement or common usage line.

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**LOCAL COMMERCIAL & GENERAL COMMERCIAL ZONING DISTRICTS  
SIGN ALLOWANCE**

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**Monument Sign**

- Number Permitted: 1 Monument sign shall be permitted for each site.
- 2 Monument signs shall be permitted for each site **if** the business meets one or both of these requirements:
- o The building has over 60,000 square feet of gross building floor area,
  - o The site is located on two major roads and has four hundred feet of road frontage on a single thoroughfare.
- If two signs are permitted they shall be evenly spaced along the frontage of the site.
- Sign Area Permitted: 48 square feet or 64 square feet if the gross square feet of the building is over 60,000 or if the business has over 400ft of road frontage on a main road.
- Sign Height Permitted: 10 feet in height, (includes architectural features)
- Maximum Clearance: 4 feet clearance from the bottom of the sign to the established grade.
- Height to width Ratio: Max. height-to-width ratio of 8' in width to 1' in height.
- Address on Sign: Addresses (4"-6" numerals) shall be integrated with the structure on all monument signs and shall be clearly distinguishable from the sign face. For signs advertising more than one address, the range of addresses shall be on the sign.
- Sign Landscaping: A monument sign shall be located within a landscaped area. Such landscaping shall include evergreen shrubs and other landscape amenities.

**Wall Signs**

- Number Permitted: 1 wall sign permitted for each tenant having an individual public entrance to a building. In cases where tenants share an entrance, one (1) wall sign shall be permitted to include all tenants.
- 1 additional wall sign of the same size is permitted if the building fronts on 2 major streets. Only 1 sign may face each street.
- Buildings on parcels abutting M-53 are permitted one wall sign on the rear of the building facing M-53. Such sign shall not exceed the permitted sign area on the front of the building.
- Sign Area Permitted: 1.5 square foot for each linear foot of store front or 16 square feet, whichever is greater.
- In no case shall a wall sign exceed 80 square feet (except as permitted below).
- Buildings (units) with over 150,000 square feet of floor area shall be permitted a wall sign area equal to 1 square foot for each linear foot of frontage up to 200 square feet.

Max. Sign Projection: 12" inches horizontally from the wall of a building.

Wall signs shall not project above the roof line (eave) of a building or structure. However, in instances where the design of the roof line prevents the placement of a wall sign on the wall of the building, a sign may project 12" above the roof peak.

Height to Width Ratio: Max. height-to-width ratio of 8' in width to 1' in height.

### **OTHER SIGNS THAT MAY BE PERMITTED:**

#### **Awning or Canopy Signs:**

- (a) May be substituted for a permitted wall sign.
- (b) Shall be on the principal front of the building.
- (c) Size shall not exceed 1 square foot for each linear foot of store frontage, or 16 square feet, whichever is greater. In no case shall it exceed 60 square feet.
- (d) Height shall be a minimum of 14' feet from bottom of canopy to grade if the awning projects over a parking area or driveway. In all other areas, 8' foot of clearance is required.

#### **Directional Signs:**

- (a) Shall not exceed 3 square feet in area, and shall not exceed 3' feet in height. No more than 1 such sign shall be located at each drive location.
- (b) At-grade directional signs painted on or adhered to the surface of paved areas are exempt from these standards.
- (c) Wall-mounted directional signage shall not exceed 4 square feet in size.

#### **Identification Signs:** (Offices only)

- (a) 1 unlit wall-mounted identification sign shall be permitted for each tenant of a multiple tenant office. The sign shall be located at the entrance of the office to which it refers.
- (b) Size shall not exceed 2 square feet and shall not extend outward more than two inches from the surface of a wall.

#### **Window Signs:**

- (a) Window signs shall not be permitted to cover an area exceeding more than 25% of the total combined window area on a facade.

### **SIGN ILLUMINATION REQUIREMENTS:**

Illumination of signs shall be positioned and shielded so that the light shines away from adjoining properties and the eyes of motorists or pedestrians. The light source of the illumination shall be shielded from public view.

Specialty lighting, such as neon, LED and accent lighting, may be permitted by the Planning Commission on a finding that the proposal is in character with the use and not detrimental to other uses in the vicinity. This regulation does not apply to lighted window signs, however it is not permitted to install LED Lighting around the windows, wall signage or on the exterior of the building unless approved by the Planning Commission.

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## **RESIDENTIAL ZONING DISTRICTS SIGN ALLOWANCE**

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### **Monument Sign**

<u>Number Permitted:</u>	1 shall be permitted for each approved non-residential building site
<u>Sign Area Permitted:</u>	32 square feet
<u>Sign Height Permitted:</u>	7 feet in height
<u>Maximum Clearance:</u>	4 feet from established grade to the bottom of the sign
<u>Height to width Ratio:</u>	Max. height-to-width ratio of 8' in width to 1' in height.
<u>Address on Sign:</u>	Addresses (4"-6" numerals) shall be integrated with the structure on all monument signs and shall be clearly distinguishable from the sign face. For signs advertising more than one address, the range of addresses shall be on the sign.
<u>Sign Landscaping:</u>	A monument sign shall be located within a landscaped area. Such landscaping shall include evergreen shrubs and other landscape amenities.

### **Subdivision/Apartment Entrance Signs**

<u>Number Permitted:</u>	1 double-faced subdivision entrance sign placed parallel to the entrance road or two single-faced subdivision entrance signs placed perpendicular or within 45 degrees of the entrance road shall be permitted for each major entrance into the development.
<u>Sign Area Permitted:</u>	A subdivision or apartment entrance sign shall not exceed thirty-two (32) square feet in sign display area. If the Planning Commission determines that architectural features of the sign are in harmony with the surrounding area and the principal structure, the architectural features of the sign shall not count as part of the display area.
<u>Sign Height Permitted:</u>	A subdivision entrance sign, including its architectural features, shall not exceed six (6') feet in height.

### **Identification Signs. (Home Occupations)**

- (a) 1 unlit wall-mounted identification sign shall be permitted. The sign shall be located at the entrance of the unit.
- (b) Size shall not exceed 2 square feet and. shall not extend outward more than two inches from the surface of a wall.

### **Farm Market Signage**

<u>Number Permitted:</u>	1 wall and 1 monument sign
<u>Sign Area Permitted:</u>	Both Wall and Monument Signs shall not exceed 35 square feet, except for ground signs on Farm Market Property that abut the M-53 expressway, then 80 square feet in area is the maximum allowed.

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## **REAL ESTATE SIGN/REAL ESTATE DEVELOPMENT SIGNS**

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### **Real Estate Sign:**

An accessory sign which advertises the particular property upon which it is placed for sale, rent or lease.

**Number Permitted:** One (1) unlit real estate sign shall be permitted which advertises the sale, rental, or lease of the premises or property upon which said sign is located.

One (1) unlit sign indicating a building is "open" for inspection shall be permitted for the duration of the open hours. Such sign shall not exceed six (6) square feet in display area and shall be located on the premises or property which is open to the public.

**Residential:** In residential districts, no such sign shall exceed six (6) square feet in display area.

**Non-Residential:** In non-residential zoning districts, such signs shall not exceed twenty (20) square feet in display area. In no case shall a site contain both a real estate sign and a real estate development sign.

**Allowance:** All such signs shall be removed within seven (7) days after the property has been rented, leased or sold, or the title is otherwise transferred. Approval shall be for a one year period. A maximum of 2 one-year extensions may be granted by the Planning Commission.

### **Real Estate Development Sign:**

A freestanding accessory sign informing when a subdivision or other real estate development will commence construction or when it will be available for sale, use or occupancy.

**Number Permitted:** One (1) real estate development sign shall be permitted for each development in which lots/units are still available. Such sign shall only be located on the site of the development. No such sign shall exceed twenty (20) square feet in sign area and six (6) feet in height. Such sign shall also include the date and permit number of the permit being issued, written in indelible ink.

Where a real estate development sign advertises a development, each lot/unit within the development shall not be permitted a real estate sign. Each lot/unit may include a four (4') square foot sign indicating the lot number and model. Such sign shall not be mounted higher than four (4') feet from grade.

**Allowance:** Such sign shall be removed within seven (7) days after all of the units or lots on that site have been sold or leased. In the case of office, commercial and industrial units, the signs shall be removed upon the granting of an occupancy permit.

A real estate development sign shall not be allowed to occupy the property for more than two (2) years, except when an extension is granted. The Planning Commission may grant one (1) extension of such approval for a period not exceeding one (1) year.

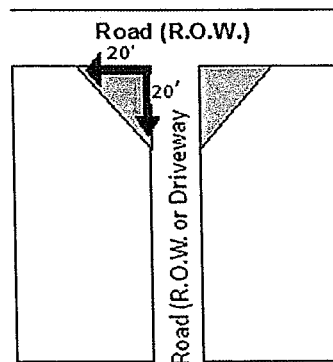
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## VILLAGE ZONING DISTRICT (V-1) SIGN ALLOWANCE

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### Monument Sign

- Number Permitted: 1 Monument sign shall be permitted for each site.
- Sign Area Permitted: 36 square feet
- Sign Height Permitted: 6 feet in height. (includes architectural features)
- Height to width Ratio: Max. height-to-width ratio of 8' in width to 1' in height.
- Address on Sign: Addresses (4"-6" numerals) shall be integrated with the structure on all monument signs and shall be clearly distinguishable from the sign face. For signs advertising more than one address, the range of addresses shall be on the sign.
- Sign Location: Signs shall meet the following locational standards:
- (a) No sign shall be located in a public right-of-way or dedicated public easement, or be attached to a utility pole.
  - (b) No sign, except those established and maintained by the Township, County, State or Federal governments, shall be located within the triangle formed by the intersection of any road rights-of-way and/or access drive at points twenty (20) feet distant from the point of their intersection.



- (c) No signs shall be located so as to impede pedestrian or automobile traffic.
- (d) In no case shall a sign be closer than ten (10') feet to any property line. All signs shall be setback a minimum of 43 feet from centerline of the road.

Sign Landscaping: A monument sign shall be located within a landscaped area. Such landscaping shall include evergreen shrubs and other landscape amenities.

### Wall Signs: 1<sup>st</sup> Floor Tenants

- Number Permitted: 1 wall sign permitted for each tenant having an individual public entrance to a building. In cases where tenants share an entrance, one (1) wall sign shall be permitted to include all tenants.
- 1 additional wall sign of the same size is permitted if the building fronts on 2 major streets. Only 1 sign may face each street.
- A first floor tenant is permitted a total of two signs. The signage shall consist of a projecting sign and the building owner's choice of either a wall sign or an awning

sign. However, in instances where an awning sign is less than 6 square feet and is located on the hanging flap portion of the awning that sign shall also be permitted in addition to the two permitted signs.

Sign Area Permitted: 1.5 square foot for each linear foot of store front or 15 square feet, whichever is greater.

In no case shall a wall sign exceed 80 square feet (except as permitted below).

Max. Sign Projection: 12" inches horizontally from the wall of a building.

Wall signs shall not project above the roof line (eave) of a building or structure. However, in instances where the design of the roof line prevents the placement of a wall sign on the wall of the building, a sign may project 12" above the roof peak.

Height to Width Ratio: Max. height-to-width ratio of 8' in width to 1' in height.

### **Permanent Building Signage**

Allowance: Buildings may have the name of the building permanently affixed into the Building in accordance to the Village District Guidelines; any building name permanently affixed into a building shall not be included in the computation of allowable sign area.

### **Projecting Signs**

Number Permitted: 1 projecting sign permitted for each first floor tenant

Sign Area Permitted: 25 square feet with address included or 20 square feet without address

Minimum Clearance: 8 feet from the average level of the ground or pavement directly below the sign

Height to Width Ratio: Max. height-to-width ratio of 8' in width to 1' in height.

### **Second Floor Tenant Signs**

Number Permitted: 1 window sign per suite or 1 wall/awning sign per tenant

Sign Area Permitted: Window sign = 12 square feet, maximum (opaque backgrounds & illumination of second floor window signs is prohibited).  
Wall/awning sign = 1 square foot per linear foot of tenant space frontage.

Max. Sign Projection: 12" inches horizontally from the wall of a building.

Wall signs shall not project above the roof line (eave) of a building or structure. However, in instances where the design of the roof line prevents the placement of a wall sign on the wall of the building, a sign may project 12" above the roof peak.

Height to Width Ratio: Max. height-to-width ratio of 8' in width to 1' in height.

Sign Location: Signs shall be located on the principal front of the building. The Commission may allow for locations on the side of the building where architectural constraints prevent the location on the front.

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## **INDUSTRIAL ZONING DISTRICTS (IND) SIGN ALLOWANCE**

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### **Monument Sign**

<u>Number Permitted:</u>	1 Monument sign shall be permitted for each site
<u>Sign Area Permitted:</u>	48 square feet, 64 square feet if over 60,000 square feet of gross floor area or over 400' of road frontage.
<u>Sign Height Permitted:</u>	7 feet in height. (includes architectural features)
<u>Maximum Clearance:</u>	4 feet from established grade to the bottom of the sign
<u>Height to width Ratio:</u>	Max. height-to-width ratio of 8' in width to 1' in height.
<u>Address on Sign:</u>	Addresses (4"-6" numerals) shall be integrated with the structure on all monument signs and shall be clearly distinguishable from the sign face. For signs advertising more than one address, the range of addresses shall be on the sign.
<u>Sign Landscaping:</u>	A monument sign shall be located within a landscaped area. Such landscaping shall include evergreen shrubs and other landscape amenities.

### **Wall Signs**

<u>Number Permitted:</u>	1 wall sign permitted for each tenant having an individual public entrance to a building. In cases where tenants share an entrance, one (1) wall sign shall be permitted to include all tenants. 1 additional wall sign of the same size is permitted if the building fronts on 2 major streets. Only 1 sign may face each street.  Buildings on parcels abutting M-53 are permitted one sign on the rear of the building facing M-53. Such sign shall not exceed the permitted sign area on the front of the building.
<u>Sign Area Permitted:</u>	1.5 square foot for each linear foot of building frontage or 16 square feet, whichever is greater. In no case shall a wall sign exceed 80 square feet.
<u>Max. Sign Projection:</u>	12" inches horizontally from the wall of a building.  Wall signs shall not project above the roof line (eave) of a building or structure. However, in instances where the design of the roof line prevents the placement of a wall sign on the wall of the building, a sign may project 12" above the roof peak.
<u>Height to Width Ratio:</u>	Max. height-to-width ratio of 8' in width to 1' in height.



## **Off-Site Signs, including Billboards**

- Regulated:** Special Land Use Permit required as well as all billboards shall be confined to "adjacent areas", as defined in the Highway Advertising Act of 1972, along the M-53 freeway.
- Spacing:** No billboard shall be located within one thousand (1,000') feet of another billboard abutting either side of the same street or highway.
- No billboard shall be located within three hundred (300') feet from any adjoining residential zoning district or any adjoining residential use.
- Billboards shall not be located closer than two hundred (200') feet to any abutting public road right-of-way, or closer than one hundred (100) feet from any property line.
- Area Requirements:** The surface area of any billboard shall not exceed three hundred (300) square feet. Billboards with stacked or tandem faces shall be prohibited.
- Height:** The height of any billboard shall not exceed twenty-four (24') feet above the grade of the ground on which the billboard sits or the grade of the abutting roadway, whichever is greater.
- Not Permitted:** No billboard shall be located on top of, cantilevered, or otherwise suspended above the roof of any building.
- A billboard shall not be illuminated.
- Material:** All billboards shall be constructed to withstand all wind and vibration forces that can normally be expected to occur in the vicinity. A billboard must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of message.

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## **AGRI-TOURISM SIGN ALLOWANCE**

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### **Monument Sign**

<u>Number Permitted:</u>	1 permitted, 2 if agri-business has 1000' of road frontage
<u>Agri-Tourism:</u>	Maximum of 64 square feet in size
<u>Sign Height Permitted:</u>	10 feet in height. (includes architectural features)
<u>Maximum Clearance:</u>	4 feet from established grade to the bottom of the sign
<u>Height to width Ratio:</u>	Max. height-to-width ratio of 8' in width to 1' in height.
<u>Address on Sign:</u>	Addresses (4"-6" numerals) shall be integrated with the structure on all monument signs and shall be clearly distinguishable from the sign face. For signs advertising more than one address, the range of addresses shall be on the sign.
<u>Sign Landscaping:</u>	A monument sign shall be located within a landscaped area. Such landscaping shall include evergreen shrubs and other landscape amenities.

### **Wall Signs**

<u>Number Permitted:</u>	1 wall sign permitted for each building which has an approved agri-business use.
<u>Sign Area Permitted:</u>	1 square foot for each linear foot of building frontage or 15 square feet, whichever is greater.  In no case shall the combined square footage of all wall signs exceed 80 square feet (except as permitted below).  If the sum of floor area of the buildings exceeds 150,000 square feet of floor area shall be permitted a combined wall sign area not exceeding 200 square feet.
<u>Max. Sign Projection:</u>	12" inches horizontally from the wall of a building.  Wall signs shall not project above the roof line (eave) of a building or structure. However, in instances where the design of the roof line prevents the placement of a wall sign on the wall of the building, a sign may project 12" above the roof peak.
<u>Height to Width Ratio:</u>	Max. height-to-width ratio of 8' in width to 1' in height.

## **OTHER SIGNS THAT MAY BE PERMITTED:**

### **Awning or Canopy Signs.**

- (a) May be substituted for a permitted wall sign.
- (b) Size shall not exceed 1 square foot for each linear foot of store frontage, or 15 square feet, whichever is greater. In no case shall it exceed 60 square feet.
- (c) Height shall be a minimum of 14' feet from bottom of canopy to grade if the awning projects over a parking area or driveway. In all other areas, 8' foot of clearance is required.

### **Directional Signs.**

- (a) Shall not exceed 3 square feet in area, and shall not exceed 3' feet in height. No more than 1 such sign shall be located at each drive location.
- (b) At-grade directional signs painted on or adhered to the surface of paved areas are exempt from these standards.
- (c) Wall-mounted directional signage shall not exceed 4 square feet in size.

### **Identification Signs.**

- (a) 1 unlit wall-mounted identification sign shall be permitted for each building. The sign shall be located at the entrance of the building to which it refers.
- (b) Size shall not exceed 2 square feet and shall not extend outward more than two inches from the surface of a wall.

### **Window Signs.**

- (a) Window signs shall not be permitted to cover an area exceeding more than 25% of the total combined window area on a facade.

## **SIGN ILLUMINATION REQUIREMENTS:**

Illumination of signs shall be positioned and shielded so that the light shines away from adjoining properties and the eyes of motorists or pedestrians. The light source of the illumination shall be shielded from public view.

Specialty lighting, such as neon, LED and accent lighting, may be permitted by the Planning Commission on a finding that the proposal is in character with the use and not detrimental to other uses in the vicinity. This regulation does not apply to lighted window signs, however it is not permitted to install LED Lighting around the windows, wall signage or on the exterior of the building unless approved by the Planning Commission.

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## **TEMPORARY SIGN REQUIREMENTS FOR NON-RESIDENTIAL SITES:**

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- (a) Unless otherwise stated, a business or organization shall be permitted to display one (1) temporary banner sign and one (1) feather sign (one (1) feather sign shall be permitted for each 50 feet of singular road frontage with a maximum of two (2) feather signs per site at a time. Properties with over one thousand (1,000) feet of road frontage shall be permitted to display two temporary banners and four (4) feather signs at a time. Feather sign(s) may be substituted with no more than one (1) freestanding portable sign per site.
  - (i) The feather signs shall not exceed twenty (20) square feet in display area or twelve (12') feet in height. Portable signs shall not exceed twenty (20) square feet in sign area and shall not exceed six (6') feet in height.
  - (ii) The temporary banner sign shall not exceed sixty (60) square feet in display area.
  - (iii) Temporary signage, excepting A-frames, located in the Village District shall not exceed twenty-four (24) square feet.
  - (iv) Temporary signs may be LED/digital signage, however; manual copy signs shall not be permitted as portable signs.
- (b) A maximum of three (3) temporary sign permits shall be permitted for any one (1) business or organization during a calendar year, with a maximum display time of forty-five (45) days for a single permit, and a total combined permitted annual display time not exceeding ninety (90) days.
- (c) Signs shall include the permit number and date of issue, written in indelible ink on the face of the sign. Political signs shall not be subject to the requirement of this paragraph.
- (d) Temporary signs are subject to the general regulations (Section 183.006).
- (e) A-frame signage shall be permitted in all commercial zoning districts and within the Village Zoning District at all times of the year and only during business hours of the advertising business. All A-frame signs shall be professionally made and printed by a commercial sign company. The use of such signs shall not count toward time limits or number of temporary signs permitted as cited above. A-frame signs shall not exceed fifteen (15) square feet in sign area and shall not exceed five (5') feet in height. A-frame signs shall be located immediately adjacent to the advertising business in a location which does not impede the ordinary flow of pedestrian traffic and/or provide a hazard to the public. These signs may contain changeable copy; both electronic and/or manual.

### Special Event Signs

For special events (not associated with the sales of product or services common to a particular site) that are intended to provide fundraising for nonprofit agencies or groups, the Supervisor of the Township or designee shall approve a sign package complementary to the event and in the spirit of the intent of the Sign Ordinance. Such signs shall be installed and removed within a five-day period during the event only.

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**LED MONUMENT SIGN REQUIREMENTS:**

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**LED/LCD Displays:**

Changeable copy or LED/LCD signs, except as part of a permanent freestanding sign. No more than fifty (50%) percent of a permanent freestanding sign shall be utilized for changeable copy or LED/LCD signage unless otherwise specified in this Ordinance. Digital signs shall meet the following requirements:

- (i) All digital signs shall maintain auto dimming technology for nighttime use.
- (ii) Messages shall not change at a rate faster than once every five (5) seconds.
- (iii) The digital sign may not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or results in a nuisance to the driver. Digital sign light intensity exceeding the following intensity levels (nits) constitutes "excessive intensity or brilliance."

<b>INTENSITY LEVELS (NITS)</b>		
<b>Color</b>	<b>Daytime</b>	<b>Nighttime</b>
Red Only	3,150	1,125
Green Only	6,300	2,250
Amber Only	4,690	1,675
Full Color	7,000	2,500

**SIGN ILLUMINATION REQUIREMENTS:**

Illumination of signs shall be positioned and shielded so that the light shines away from adjoining properties and the eyes of motorists or pedestrians. The light source of the illumination shall be shielded from public view.

Specialty lighting, such as neon, LED and accent lighting, may be permitted by the Planning Commission on a finding that the proposal is in character with the use and not detrimental to other uses in the vicinity. This regulation does not apply to lighted window signs, however it is not permitted to install LED Lighting around the windows, wall signage or on the exterior of the building unless approved by the Planning Commission.