

ARTICLE XVII. SIGNS

Section 1701. GENERAL

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 effects on adjacent properties is essential. All signs shall be designed, constructed and maintained so as not to change the essential character of such area.

Section 1702. PERMITTED SIGNS IN "A-1," "A-2," AND "OSR" DISTRICTS

In the "A-1," Prime Agricultural, "A-2," General Agricultural, and the "OSR" Open Space Recreational Districts, only one sign of the following types shall be permitted on each lot or parcel unless otherwise specified herein. The following signs are permitted:

- A. A non illuminated sign advertising the sale, lease or rental of the building or premises not exceeding eight (8) square feet in area and placed no nearer to the street line than one-half of the required front yard depth.
- B. Non illuminated trespassing, safety, directional, caution, or announcement signs each not exceeding two (2) square feet in area.
- C. A non illuminated sign announcing a home occupation, service, or produce offered on the premises, provided that such a sign shall not exceed 12 square feet in area; and shall be located no closer to the street line than one-half of the required front yard.
- D. A sign or bulletin board identifying a church, school, park or other authorized use not to exceed 24 square feet in area and placed no nearer than 15 feet to any property line. Such sign may be illuminated by a non-flashing light and the source of illumination shall not be visible.

Section 1703. PERMITTED SIGNS IN RESIDENTIAL DISTRICTS

In any residential district only one sign of each of the following types shall be permitted on each lot or parcel unless otherwise specified herein. The following signs are permitted:

- A. A non illuminated sign advertising the sale or rental of the building or property not exceeding six (6) square feet in area and placed no nearer to the street line than one-half of the required front yard depth.
- B. A non illuminated sign announcing a home occupation or service that is offered on the premises provided that such sign shall not exceed two (2) square feet in

area and shall be attached flat against a building wall or not closer than fifteen (15) feet from the right-of-way line.

- C. One non illuminated sign advertising a recorded subdivision or development not to exceed eighteen (18) square feet in area and placed no closer to any street right-of-way than one third the minimum authorized front yard depth. Such sign shall be removed within one year after the sale of all lots or units within said subdivision or development.
- D. One non-illuminated sign identifying a multiple family building, subdivisions or development, not having commercial connotations, not to exceed eighteen (18) square feet in area and placed no closer than fifteen (15) feet to any property line. Such sign may be illuminated by a conflating reflected light and the source of illumination shall not be visible.

Section 1704. PERMITTED SIGNS IN THE COMMERCIAL AND INDUSTRIAL DISTRICTS

Except as specified in Section 1605, a sign in any Commercial or Industrial District 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 setback and height requirements, except for, and in addition to, the requirements provided below.

- A. In any Commercial or Industrial District a sign may be affixed flat against the wall of the building, or may project therefrom not more than forty-eight (48) inches, provided that such signs do not project over a sidewalk or public right-of-way. Projecting signs shall be at least twelve (12) feet above finished grade. 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 to which it is affixed.
- B. One freestanding identification sign may be erected for a shopping center or other integrated group of stores or commercial buildings. The area for said sign shall be based on one (1) square foot for each foot of building frontage, however, it shall not exceed two hundred (200) square feet in area, and not be closer to the front, side or rear property line than one third the distance of the required building setback.
- C. One freestanding identification sign may be erected for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed eighty (80) square feet in area, except in the Neighborhood Commercial District. Such sign shall not exceed thirty-six (36) square feet in area, not be closer to the front, side or rear property line than one-third the distance of the required building setback.

- D. All signs may be illuminated internally or by reflected lights provided the source of light is not directly visible and is 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 control signs or lights. No illumination involving movement by reason of the lighting arrangement or other devices shall be permitted.

Section 1705. OUTDOOR ADVERTISING SIGNS

Outdoor advertising signs (billboards) shall be permitted and regulated under Act 106, P.A. 1972, known as the “Highway Advertising Act of 1972.”

Section 1706. POLITICAL SIGNS (added December 2011)

Political signs are permitted in any district, subject to the following restrictions:

- A. No political signs shall be illuminated.
- B. Political signs shall not be placed on or project into the public right-of-way and shall only be placed on private property with the prior permission of the property owner.
- C. Any sign advertising a candidate for political office or stating a position on a ballot proposal shall not be erected more than sixty (60) days prior to a primary, general, special or school election, and shall be removed within fourteen (14) days of the election.
- D. No political signs shall be placed in such a manner as to obstruct the view of vehicle drivers when leaving or entering a street, driveway or parking space.
- E. The painting of any political sign on the exterior of any building or structure is prohibited.
- F. No political sign shall be placed closer than ten (10) feet to the right-of-way of any street, nor shall it extend in height more than six (6) feet above the average grade of the front lot line.

Section 1707. ELIMINATION OF NONCONFORMING SIGNS

All signs and billboards erected after the effective date of this Ordinance shall conform to the regulations as set forth in this Ordinance and its amendments. Any existing 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 years from 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.