

**ARTICLE V**  
**REGULATIONS APPLICABLE TO ALL DISTRICTS**

---

---

**SECTION 510**  
**Sign Regulations**

510.1	Purpose.	510.8	Prohibited signs.
510.2	Application of sign regulations.	510.9	Sign design criteria.
510.3	Classification of signs.	510.10	Sign construction and maintenance.
510.4	Computations and rules of measurement.	510.11	Regulations for nonconforming signs.
510.5	Signs in nonresidential districts.	510.12	Administrative provisions.
510.6	Signs in residential districts		
510.7	Outdoor advertising signs.		

---

**510.1 PURPOSE.**

The purpose of Section 510 is to promote the public health, safety, morals and general welfare through the provision of standards for existing and proposed signs of all types. More specifically, this Section is intended to:

- A. Enhance and protect the physical appearance of the community.
- B. Promote and maintain visually attractive residential, retail, commercial and industrial districts.
- C. Ensure that signs are located and designed to reduce sign distraction and confusion that may be contributing factors in traffic congestion and accidents, and maintain a safe and orderly pedestrian and vehicular environment.
- D. Provide review procedures that enable the Zoning Administrator to comprehensively evaluate the appropriateness of a sign to the site, building and surroundings.
- E. Prohibit all signs not expressly permitted by Section 510.

**510.2 APPLICATION OF SIGN REGULATIONS.**

A sign may only be erected, established, painted, created or maintained in Springfield Township in conformance with the standards, procedures, exemptions and other requirements of Section 510.

- A. The regulations contained in Section 510 shall apply to signs outside the public right-of-way, except when specifically stated otherwise.

B. The following are exempt from the regulations of Section 510:

1. Any sign displaying a public notice or warning required by a valid and applicable federal, state, or local law, ordinance, or regulation, or other public purpose/safety sign.
2. Flags of any nation; government or non-commercial organization.
3. Street numbers.
4. Any sign inside a building that is not attached to the window or door and is not legible from a distance of more than three feet beyond the building on which the sign is located.
5. Any work of art that does not display a commercial message provided that a permit is obtained from the Zoning Administrator and that such work of art does not interfere with traffic, present any hazard, and is not detrimental to public health, safety, morals and general welfare.
6. Any religious symbol that does not display a commercial message.
7. Holiday decorations for religious or national holidays. Such decorations may blink, flash, or move. No such holiday decorations shall interfere with traffic, present any hazard, and is not detrimental to public health, safety, morals and general welfare.
8. Any ideological sign.
9. Any traffic control sign, such as “STOP” or “YIELD,” located on private property that meets applicable governmental standards pertaining to such signs and does not display a commercial message.
10. Reflectors and safety signs or devices used to mark driveways, towers and potentially dangerous structures or situations provided such signs and devices do not display commercial messages.
11. Memorial sign that is cut into the exterior building surface or otherwise permanently mounted on the building and which includes the name of the building, construction date or other incidental information related to the building’s historic significance, provided the memorial sign is not illuminated and the area of the sign does not exceed six (6) square feet facing each street.
12. Architectural features that are either part of the building or part of a freestanding structure are not considered signs and are thus exempt from these regulations. Architectural features include any construction attending to, but not an integral part of the sign, and which may consist of landscape or building or structural forms that enhance the site in general.

### **510.3 CLASSIFICATION OF SIGNS.**

For the purposes of these regulations, a sign shall be classified by physical design or structure and by function or purpose based on the following.

A. Physical Design or Structure.

1. Awning or Canopy Sign: Any sign that is painted on, part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area identifying the name of the owner and business, industry, or pursuit conducted within the premises.
2. Banner Sign: Any sign of lightweight fabric or similar material that is mounted to a building or other structure at one or more edges.
3. Building Sign: Any sign attached to any part of a building and including wall signs, awning or canopy signs, projecting signs and window signs.
4. Changeable Copy Sign: A sign such as a bulletin board or announcement board, where the message or graphics is not permanently affixed to the structure, framing, or background and may be periodically replaced or covered over manually or by electronic or mechanical devices.
5. Freestanding Sign: A sign that is supported from the ground or a structure other than a building.
6. Portable Sign: A freestanding sign not permanently anchored or secured to either a building or the ground, such as, but not limited to, “A” frame, “T” shaped or inverted “T” shape sign structures, and truck, trailer, or vehicle-mounted signs.
7. Projecting Sign: A sign attached to a building and extending perpendicular from the building wall.
8. Roof Sign: Any sign erected, constructed or maintained upon or over the roof or parapet wall of a building and having its principal support on the roof or walls of the building.
9. Wall Sign: A sign painted on, attached to, or erected against the outside wall of a building with the exposed face of the sign in a plane parallel to the plane of said wall, extending not more than 12 inches therefrom and which does not project above the roof line or beyond the corner of the building.
10. Window Sign: A sign that is applied or attached to the glass of a window or door, or located inside a building within three (3) feet of a window so that the sign is visible and capable of being read from the outside of the building.

B. Function or Purpose.

1. Entrance or Exit Sign: A permanent sign located on private property, at or near the public right-of-way, directing or guiding vehicles from the street onto private property.

2. Identification Sign: A sign intended to identify the principal use of a lot, development, building, or building unit as opposed to an instructional sign, entrance or exit sign or other type of sign.
3. Ideological Sign: A temporary sign announcing an idea, opinion or position on a social or political issue and containing no commercial message.
4. Instructional Sign: A sign that has a purpose secondary to the use on the lot that is intended to instruct employees, customers, or users as to specific parking requirements, the location or regulations pertaining to specific activities on the site or in the building, specific services offered, or methods of payments accepted.
5. Nameplate: A sign indicating only the name and/or address of the person, business, or activity occupying the lot or the buildings.
6. Public Purpose/Safety Sign: A sign erected by a public authority, utility, public service organization, or private industry upon the public right-of-way or, when required by law, on private property and which is intended to control traffic; direct, identify or inform the public; or provide needed public service as determined by the rules and regulations of governmental agencies or through public policy. Such signs include “No Parking Fire Lane”.
7. Real Estate/Development Signs: A sign erected pertaining only to the sale, lease, or rental, or the development of the building, property or premises on which it is displayed.
8. Roadside Stand Sign: A temporary commercial sign indicating the sale of agricultural products that are produced on the premises and sold from a roadside stand.
9. Temporary Sign: A sign that is designed to be used only temporarily and is not permanently, or intended to be permanently, attached to a building, attached to a structure or installed in the ground.

#### **510.4 COMPUTATIONS AND RULES OF MEASUREMENT.**

The following regulations shall control the computation and measurement of sign area, sign height, window area and building frontage:

- A. Determining Sign Area or Dimension. Sign area shall include the entire display area of the sign and the sign frame, but shall not include the structural support(s) unless such structural support is determined to constitute an integral part of the sign design or is determined to be designed to attract attention.

1. For a sign that is framed, outlined, painted or otherwise prepared and intended to provide a background for a sign display, the area of the sign shall be the area of one (1) rectangular shape that encompasses the entire background or frame.
  2. For a sign comprised of individual letters, figures or elements on a wall or similar surface of a building or structure, or an irregular shaped freestanding sign, the area of the sign shall be the area of one (1) rectangular shape that encompasses the perimeter of all the elements in the display, including any space between the elements.
  3. For freestanding signs and projecting signs:
    - a. The sign area shall be computed by the measurement of one (1) of the faces when two (2) identical display faces are joined, are parallel or within 30 degrees of being parallel to each other and are at no point separated by a distance that exceeds two feet.
    - b. No more than two display faces shall be permitted for freestanding and projecting signs.
    - c. The portion of a solid sign base that is mostly screened by landscaping, up to a maximum height of two (2) feet, shall not be calculated as sign area.
- B. Determining Sign Height. The height of a sign shall be measured from the average natural grade at the base of the sign or support structure to the tallest element of the calculated sign area. A freestanding sign on a man-made base, including a graded earth mound, shall be measured from the average site grade prior to the addition of the sign.
- C. Determining Building Frontage and Building Unit. For the purposes of these sign regulations, the length of the building wall that faces a public street or that contains a public entrance to the uses therein shall be considered the building frontage.
1. The building frontage shall be measured along such building wall between the exterior faces of the exterior side walls.
  2. In the case of an irregular wall surface, a single straight line extended along such wall surface shall be used to measure the length.
  3. For multi-occupant buildings, the portion of a building that is owned or leased by a single occupant shall be considered a building unit. The building frontage for a building unit shall be measured from the centerline of the party walls defining the building unit.
- D. Determining Window Area. The window area of a building shall be the total glass area of windows on the building frontage. For the purposes of determining window area for ground floor occupants, the ground floor shall only include the glass area to a maximum height of fifteen (15) feet above the elevation of the first floor of the building.

E. Determining Sign Setbacks. The required setbacks for the sign shall apply to all elements of the sign including its frame and base. The setback of a freestanding sign shall be measured horizontally from the edge of the sign frame to the street right-of-way line or lot line, as applicable.

**510.5 SIGNS IN NONRESIDENTIAL DISTRICTS.**

Signs in nonresidential districts shall conform to the standards set forth in this Section. For the purposes of these regulations, signs for uses in the Neighborhood Center portion of a Mixed Use Planned Development shall be in compliance with the regulations set forth for nonresidential districts.

A. Permanent Signs Attached to Buildings. Permanent signs attached to buildings shall conform to the following:

1. Maximum Number and Area. Permanent signs attached to buildings shall conform to the maximum number and area limitations set forth in Table 510.5A.1.

Table 510.5A.1  
Permanent Signs Attached to Buildings

Type	Maximum Number Permitted	Maximum Area
a. Nameplate	1/address	2 sq ft
b. Building Sign	2 per ground floor building unit frontage	1 square foot per linear foot of building/building unit frontage, not to exceed 100 sq ft <sup>(a)</sup>
c. Instructional Sign	Shall be exempt from regulations when in compliance with Section 510.5C.	
<u>Note:</u> (a) See also Section 510.5A.2.		

2. Building Signs. The building sign(s) permitted in Table 510.5A.1 shall be a wall sign, awning sign, projecting sign, window sign, or combination thereof erected in compliance with the following additional regulations. The total area of all building signs shall not exceed the maximum area set forth in Table 510.5A.1, unless specifically permitted otherwise.

a. Window Signs.

- 1) Ground Floor Occupants. Notwithstanding the permitted area set forth in Table 510.5A.1, a window sign shall not exceed 40% of the total glass area of

the ground floor windows and shall comply with the design standards for signs set forth in Section 510.9.

- 2) Upper Story Occupants. For a multi-story building, each occupant above the ground floor shall be permitted one permanent sign to be placed in a window of the occupant's space, not to exceed six (6) square feet or 25% of the area of the window in which the sign is placed, whichever is smaller. These signs shall be in addition to the maximum allowable area for building signs pursuant to Table 510.5A.1.

b. Projecting Signs.

- 1) Projecting signs shall be limited to occupants that have a minimum of 20 feet of building or building unit frontage.
- 2) Notwithstanding the permitted area set forth in Table 510.5A.1, a projecting sign shall not exceed eight (8) square feet or project more than 30 inches from the building wall to which it is attached.
- 3) All projecting signs shall have a maximum height of 14 feet and a minimum clearance of eight (8) feet from the ground to the bottom of the sign.

c. Corner Lots and Public Entrances Not Fronting a Street. The maximum allowable area for building signs set forth in Table 510.5A.1 shall be the area allowed for each building frontage as defined in Section 510.4C.

d. Large Building Setbacks. The maximum allowable area for a building sign may be increased by 25% for each 100 feet or fraction thereof of the building setback when the principal building is located more than 100 feet from the principal street on which the building is located and the building is visible from the street, not to exceed 200% of the maximum allowable area.

B. Permanent Freestanding Signs. Permanent freestanding signs permitted in nonresidential districts shall comply with the following regulations:

1. Maximum Number, Area and Height, Minimum Setback of Permanent Freestanding signs. Permanent freestanding signs shall comply with the maximum number, area and height limitations and minimum setback from the street right-of-way set forth in Table 510.5B.1.

Table 510.5B.1  
Permanent Freestanding Signs

Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback <sup>(a)</sup>
a. Freestanding Identification Sign <sup>(b)</sup>				
(1) Lots fronting on street with no more than two travel lanes.	1 per lot <sup>(c)</sup>	24 sq ft	8 feet	10 feet
(2) Lots fronting on street with three or more travel lanes.	1 per lot <sup>(c)</sup>	50 sq ft <sup>(d)</sup>	16 feet	10 feet, but not less than equal to the height of the sign
(3) Lots located within 4,000 feet of an entrance or exit ramp to I-77.	1 per lot <sup>(c)</sup>	50 sq ft <sup>(d)</sup>	25 feet	10 feet, but not less than equal to the height of the sign
b. Entrance/Exit Signs	2 per driveway (1 in, 1 out)	4 sq ft	30 inches	2 feet
c. Instructional Signs	Shall be exempt from regulations when in compliance with 510.5C.			
<b>Notes:</b>				
<sup>(a)</sup> From the street right-of-way.				
<sup>(b)</sup> Based on the type of street on which the lot fronts and distance from an I-77 interchange.				
<sup>(c)</sup> Except as otherwise permitted in Section 510.5B.3 for lots that exceed 250 feet in street frontage.				
<sup>(d)</sup> Or one-half the length of the lot frontage, whichever is less.				

2. Minimum Building Setback. A freestanding identification sign shall only be permitted on a developed lot and only when the building is located a minimum of 12 feet from the street right-of-way.
3. Additional Freestanding signs. One additional freestanding identification sign shall be permitted when street frontage exceeds 250 feet. For corner lots, each street frontage shall be calculated separately. Freestanding signs on the same lot shall be separated by a minimum of 200 feet, as measured along the street right-of-way line. For corner lots, both sides of the intersection shall be used in measuring spacing.
4. Minimum Sign Setback from Intersection. On corner lots, freestanding signs shall comply with the minimum sign setback from both streets right-of-way, as set forth in Table 510.5B.1.
5. Minimum Sign Setback from Side Lot Lines. Freestanding signs shall be located a minimum of 15 feet from any side lot line, except that when a side lot line coincides with an O-C or Residential District, the minimum setback shall be 35 feet.

6. Supports and Landscaping. Freestanding signs that exceed two (2) square feet in area shall be erected in compliance with the following:
    - a. Such sign shall be constructed with a minimum of two supporting posts or on a solid base.
    - b. Such sign shall be erected in a landscaped setting and not on sidewalks, drives or in parking lots. The landscaped area shall have a minimum horizontal area of four (4) square feet for each square foot of sign area.
    - c. No part of a freestanding sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.
  7. Changeable Copy. Freestanding signs may have up to 50% of the sign area set forth in Table 510.5B.1 devoted to changeable copy.
    - a. The changeable copy shall not change more than one time per 60-second period.
    - b. Changeable copy may be either computer driven or manually changed.
    - c. All changeable copy shall be of a consistent lettering style and lettering color.
  8. Multi-Occupant Facilities. When a freestanding identification sign is permitted on a site that has more than one occupant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof.
- C. Instructional Signs. Instructional signs that are clearly intended for instructional purposes shall be permitted as needed provided such signs comply with the following:
1. The signs are not larger than necessary to serve the intended instructional purpose;
  2. The number of instructional signs located on the site are the minimum needed to serve the intended instructional purpose;
  3. Lettering on the sign does not exceed two (2) inches in height; and
  4. The signs are not located nor designed to be legible or serve to attract attention beyond the perimeter of the site.
- D. Real Estate/Development Signs in Nonresidential Districts. Each lot shall be permitted to erect one real estate/development sign according to the following regulations:
1. The number, size, height and setback of a real estate/development sign shall comply with the regulations set forth in Table 510.5D.1.

Table 510.5D.1  
Real Estate/Development Signs

Maximum number	Maximum Area	Maximum Height	Minimum Setback from Street R-O-W
a. One sign	6 square feet	5 feet	10 feet
b. One sign	64 square feet	8 feet	25 feet

2. Signs with an area of six (6) square feet or less shall not be illuminated.
3. Signs exceeding six (6) square feet shall be displayed only upon the issuance of a six (6) month renewable Zoning Certificate.
4. Real estate/development signs shall be removed within 10 days after the sale, rental, or lease of such building or property.

E. Temporary Signs In Nonresidential Districts. The following regulations for temporary signs in nonresidential districts are in addition to the maximum sign area set forth in Tables 510.5A.1 and 510.5B.1.

1. Temporary signs may be freestanding signs, window signs or banner signs.
2. The area of a temporary window sign shall not exceed 20% of the total transparent glass area of the window in which the sign is placed.
3. The total maximum number, area and height permitted for temporary freestanding signs and temporary banner signs shall be regulated based on the district in which the lot is located, as set forth in Table 510.5D.3.

Table 510.5E.3  
Regulations for Temporary Freestanding Signs and Temporary Banners

District	Maximum number	Maximum area <sup>(a)</sup>	Maximum height
a. C-1 and C-2 Districts and Neighborhood Centers in MUPD Districts	2 signs per parcel	24 square feet	8 feet
b. C-3, C-4 and all Industrial Districts	2 signs per parcel	50 square feet	10 feet
<u>Note:</u> <sup>(a)</sup> Maximum area of all temporary freestanding signs and banner signs located on a parcel at any one time.			

4. Temporary freestanding signs shall be located a minimum of ten (10) feet from the public right-of-way or a distance equal to the height of the sign, whichever is greater.
  5. Temporary freestanding signs and temporary banner signs shall be permitted for a maximum of 30 consecutive days, and not more than a total of 90 days per calendar year.
  6. Temporary signs that are erected in order to announce or advertise a specific event shall be removed within five (5) days after the close of such event.
  7. Supplemental Requirements for Portable Signs.
    - a. Portable signs shall not exceed a height of four and one-half (4 ½) feet.
    - b. Electrical portable signs shall incorporate a ground fault interrupter and other safety device deemed necessary and carry a UL label. Such signs shall be illuminated only during the hours in which the business is open.
- F. Illumination. Signs in Nonresidential Districts shall be permitted to be illuminated in compliance with the following:
1. Signs shall not include animated, flashing, moving or intermittent illumination in which any part of the message changes at a rate of more than once per day except as provided in Section 510.5B7.
  2. The source of light shall not be visible from the street and shall be shielded.
  3. Any sign illuminated with electric lights, including neon or other gaseous type tubes or incandescent lamps, erected within 100 feet of an intersection where an illuminated device has been provided for traffic control shall not duplicate any colors appearing in the traffic control system.

#### **510.6 SIGNS IN RESIDENTIAL DISTRICTS.**

Signs in O-C Districts and all Residential Districts shall comply with the regulations set forth in this Section.

- A. Sign Standards. Signs for residential uses and nonresidential uses in O-C and all Residential Districts shall be limited in number, area, height and setback based on the type of use, as set forth in Table 510.6A.

Table 510.6A  
Signs in Residential Districts

Type	Maximum Number Permitted	Maximum Total Sign Area per Type	Maximum Area Per Sign	Regulations for Freestanding signs	
				Maximum Height	Min Setback <sup>(a)</sup>
1. Signs for Single-Family Dwellings, Two-Family Dwellings and Attached Single-Family Dwellings					
a. Nameplate sign	1 / DU	2 sq ft	2 sq ft	--	--
b. Freestanding sign for Residential Development	2/development entrance	(b)	64 sq ft	6 ft	20 ft
c. Temporary sign <sup>(c)</sup>	Per building <sup>(d)</sup>	8 sq ft	6 sq ft	4 ft	10 ft
2. Multi-Family Buildings, but not including attached single-family dwellings:					
a. Permanent Signs					
(1) Nameplate sign	1 / DU	2 sq ft	2 sq ft	--	--
	1/public entrance to building	2 sq ft	2 sq ft	--	--
(2) Freestanding sign	2/development entrance	(b)	20 sq ft	6 ft	10 ft
b. Temporary sign <sup>(c)</sup>					
(1) Window Sign	1/ DU	2 sq ft	2 sq ft	--	--
(2) Freestanding sign	Per building <sup>(d)</sup>	8 sq ft	6 sq ft	4 ft	10 ft
3. Nonresidential Uses:					
a. Permanent Signs					
(1) Nameplate sign	1/address	2 sq ft	2 sq ft	--	--
(2) Wall Sign	1/building	20 sq ft	20 sq ft	--	--
(3) Freestanding Sign	1/ 250 feet of parcel frontage <sup>(e)</sup>	20 sq ft	20 sq ft	6 ft	10 ft
b. Temporary freestanding, window or banner sign <sup>(c)</sup>	Per parcel <sup>(d)</sup>	(e)	(e)	6 ft	10 ft
4 Real Estate/Development Sign:	See Section 510.6C				
5. Instructional Sign:	Shall be exempt from regulations when in compliance with Section 510.6F.				
<p><b>Notes:</b></p> <p>(a) Minimum setback from the street right-of-way.</p> <p>(b) See Section 510.6B.2.</p> <p>(c) See Section 510.6D.</p> <p>(d) No limit on the number provided the total area of this type of sign does not exceed the maximum area permitted.</p> <p>(e) See Section 510.6D.</p> <p>DU = Dwelling Unit</p>					

**B. Supplemental Regulations for All Freestanding signs.**

1. Freestanding signs that exceed two (2) square feet in area shall be erected in compliance with the following:
  - a. Such sign shall be constructed with a minimum of two supporting posts or on a solid base.
  - b. Such sign shall be erected in a landscaped setting and not on sidewalks, drives or in parking lots. The landscaped area shall have a minimum horizontal area of four (4) square feet for each square foot of sign area.
  - c. No part of a freestanding sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.
2. For residential developments, the freestanding sign shall have a maximum of two (2) sign faces per entrance and be either a double-faced freestanding sign or two (2) single-sided sign faces attached to walls or entry features located one on each side of the street entrance.
3. For nonresidential uses, one additional primary freestanding sign shall be permitted when street frontage exceeds 250 feet. For corner lots, each street frontage shall be calculated separately. Freestanding signs on the same lot shall be separated by a minimum of 200 feet, as measured along the street right-of-way line. For corner lots, both sides of the intersection shall be used in measuring spacing.
4. For nonresidential uses, a maximum of 75% of the permitted freestanding sign area may be devoted to changeable copy.
  - a. The changeable copy shall not change more than one time per 60-minute period.
  - b. Changeable copy may be either computer driven or manually changed.
  - c. All changeable copy shall be of a consistent lettering style and lettering color.

**C. Supplemental Regulations for Real Estate/Development Signs: Each lot shall be permitted to erect a real estate/development sign according to the following regulations:**

1. Each lot in a residential district shall be permitted to erect one real estate/development sign. The size, height and setback of the real estate/development sign shall comply with the regulations set forth in Table 510.6C.1.

Table 510.6.C.1  
Real Estate/Development Signs

	Maximum Area	Maximum Height	Minimum Setback from Street R-O-W
a. Without obtaining a zoning certificate	6 square feet	5 feet	10 feet
b. Sign permitted with a six (6) month renewable zoning certificate	16 square feet of sign area for every 200 feet of lot frontage, not to exceed 64 square feet	8 feet	25 feet

2. Development signs with an area greater than 6 s.f. may be illuminated.
3. Real estate/development signs shall be removed within 10 days after the sale, rental, or lease of such building or property.

**D. Supplemental Regulations for Temporary Signs:**

1. Temporary freestanding signs and temporary banner signs shall be permitted for a maximum of 15 consecutive days, not more than 75 days per calendar year.
2. Temporary signs that are erected in order to announce or advertise a specific event shall be removed within five (5) days after the close of such event.
3. The Zoning Administrator shall permit in any district of the Township the placement of signs promoting candidates for public office, the support or defeat of issues or other objectives to be placed on the ballot. These signs shall not be placed on utility poles, over public right-of-ways or on public property. Such signs shall not exceed sixteen (16) square feet in area. No fee shall be required; however, the candidate or person responsible for the signs shall be required to complete an appropriate application at the office of the Township Zoning Administrator to ensure the identity of the responsible person in the event that there is noncompliance with this section. Such signs shall be placed no earlier than thirty (30) days prior to the date of the election to which they relate and such signs and all supporting materials shall be removed within five (5) days following the election. Upon failure of compliance, the candidate for public office or others responsible for the signs shall be assessed a forfeiture fee in the amount of five dollars (\$5.00) per day per sign to defray the cost of removing the signs.

**E. Illuminated Signs in Residential Districts. Signs in O-C and Residential Districts shall not be internally or externally illuminated except for development signs.**

- F. Instructional Signs. Instructional signs that are clearly intended for instructional purposes shall be permitted as needed on a lot in a residential district when the lot is devoted to a multi-family or nonresidential use provided such signs comply with the following:
1. The signs are not larger than necessary to serve the intended instructional purpose;
  2. The number of instructional signs located on the site are the minimum needed to serve the intended instructional purpose;
  3. Lettering on the sign does not exceed two (2) inches in height; and
  4. The signs are not in a location and do not possess design characteristics that constitute or serve to attract attention beyond the perimeter of the site.
- G. Roadside Stand Signs. One unlighted sign not more than 20 square feet in area shall be permitted in conjunction with a permitted roadside stand. Such sign shall be removed at the conclusion of the seasonal sales.

#### **510.7 OUTDOOR ADVERTISING SIGNS.**

Outdoor advertising signs, as defined in Section 210.2B, are hereby classified as a business use and, in compliance with ORC §519.20, are permitted as a conditional use in all nonresidential districts and on lots in O-C and Residential Districts that are used for agricultural purposes. In addition to the criteria for conditional uses set forth in Section 470 and the procedures for conditional uses set forth in Section 730, outdoor advertising signs shall comply with the following:

- A. Maximum Number of Outdoor Advertising Sign. Not more than one outdoor advertising sign with no more than two advertising faces shall be located on a lot.
- B. Minimum Lot Size. Each lot shall comply with the minimum lot size required by the district in which the lot is located.
- C. Sign Support. Outdoor advertising signs shall be freestanding signs and shall not be located on or attached to a building or other structure not intended or utilized for the sole purpose of supporting said sign.
- D. Maximum Area and Height. Outdoor advertising signs shall comply with the maximum area and height regulations set forth in Table 510.7D.

Table 510.7D  
Area and Height of Outdoor Advertising Signs

District	Maximum sign area	Maximum sign height
1. When located on a lot with an agricultural use in an O-C or R District	20 sq ft	4 feet
2. C-1 District, or MUPD	20 sq ft	4 feet
3. C-2 or O-R District	32 sq ft	6 feet
4. C-3, C-4, I-1, I-2 or PIPD District	64 sq ft	10 feet

E. Combined With Another Business Use. When located on a lot in combination with another business use in a nonresidential district, an outdoor advertising sign shall comply with the area, height and setback regulations for freestanding identification signs set forth in Table 510.5.B.1, and shall be counted toward the lot's allowance for a freestanding sign.

F. Minimum Setbacks and Spacing Requirements:

1. All outdoor advertising signs shall be located in compliance with the minimum front, side and rear yard requirements specified for the district in which the lot is located, unless a greater setback is required in Sections 510.7F.2. and 3.
2. Shall be setback a minimum of 500 feet from a residential district boundary or lot line of a lot occupied by a public park, public or private school, library, place of worship, hospital or similar institution, facility or use.
3. Outdoor advertising signs shall be located a minimum of:
  - a. 50 feet from all buildings located on the same parcel.
  - b. 1,000 feet from another outdoor advertising sign.

G. Compliance with Federal and State Requirements. Outdoor advertising signs located along any federal or state route shall comply with all applicable federal and state regulations including ORC. §§ 5516.06 and 5516.061.

H. Required Landscaping. The lot upon which an outdoor advertising sign is located shall be fully landscaped with grass, trees, or other materials approved by the board and shall be regularly mowed, trimmed, and maintained in a manner compatible with the businesses on other land uses in the neighborhood.

- I. Illumination. Illumination of outdoor advertising signs shall comply with the following:
1. Outdoor advertising signs located within residential districts or within 1,000 feet of a residential district shall not be illuminated.
  2. Outdoor advertising signs located in a C-1, C-2, or O-R district may be externally illuminated during the hours of 5:00 p.m. until 11 p.m. and outdoor advertising signs located in any C-3, C-4, I-1 or I-2 District may be externally illuminated at any time.
    - a. When illuminated, illumination shall be provided through fixtures located external to the sign face and no internal light sources or light producing elements in the sign face or message media shall be permitted.
    - b. Such illumination shall be concentrated upon the area of the sign face so as to prevent glare upon the roadway or adjacent properties.

**510.8 PROHIBITED SIGNS.**

All signs not expressly permitted in Section 510 shall be prohibited in the Township. Such signs include but are not limited to the following:

- A. Roof signs and signs that extend above or beyond the building façade, except as otherwise specifically permitted in Section 510;
- B. Flags intended for advertising or commercial purposes;
- C. Signs emitting sounds;
- D. Signs mounted, attached, painted, etc on trailers, boats or motor vehicles except those on licensed commercial delivery and service vehicles;
- E. Temporary directional signs, other than township or emergency signs or those temporary signs as may be approved by Township Trustees;
- F. Flashing, moving, inflatable, blinker, racer type, intermittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, exposed light bulbs, and strings of lights not permanently mounted to a rigid background, and other similar types of attention-getting devices;
- G. Merchandise, equipment, products, vehicles or other items not themselves for sale and placed for attention getting, identification or advertising purposes;
- H. Permanent signs erected or attached to accessory structures.

**510.9 SIGN DESIGN CRITERIA.**

In addition to ensuring compliance with the numerical standards of these regulations, the Zoning Commission or Zoning Administrator, as authorized in Section 510.12, shall consider the proposed general design arrangement and placement of the sign according to the following design criteria:

- A. Lettering shall be large enough to be easily read but not overly large or out of scale with the building or site;
- B. Number of items, letters, symbols and shapes shall be consistent with the amount of information that can be comprehended by the viewer, reflect simplicity, avoid visual clutter and improve legibility;
- C. Shape of the sign shall be simple, and the sign should be consolidated into a minimum number of elements;
- D. A ratio between the message and the background shall permit easy recognition of the message;
- E. The size, style and location of the sign shall be appropriate to the activity of the site;
- F. The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture. The sign shall also have a minimum of advertising and reflect the primary purpose of identifying the name and type of establishment;
- G. Signs shall have an appropriate contrast and be designed with a limited number of, and harmonious use of, colors;
- H. Signs, if seen in series, shall have a continuity of design with the style of sign generally consistent throughout the building or block;
- I. Instructional signs shall contain the minimum information and the minimum area necessary to convey the message and instruct the viewer in the safe and efficient use of the facility.

**510.10 SIGN CONSTRUCTION AND MAINTENANCE STANDARDS.**

A. Construction Standards.

- 1. The erector of every sign requiring a permit shall place an imprint or metal tag showing the name of the permit holder.
- 2. The construction, erection, and safety of signs shall comply with the Ohio Building Code, and a permit shall be obtained from the Summit County Department of Building Standards.

3. Signs shall be structurally sound and located so as to pose no threat to pedestrian or vehicular traffic.
4. Permanent signs shall be constructed and erected to withstand wind pressures and shall be fastened, suspended or supported so that they will not be a menace to persons or property.
5. Permanent signs shall be fabricated on and of materials that are of good quality and good durability.
6. No sign shall be erected so as to project over and obstruct any window, door, fire escape, balcony, platform, stairway, ladder, vent or other means of ingress of any building.
7. No sign shall be attached to a utility pole, tree, trash receptacle, bench or other structure not intended or approved as a sign support.
8. Temporary signs shall be durable and weather-resistant.
9. No sign regulated by any of the provisions of Section 510 shall be erected in the right-of-way, in proximity to railroad crossings, or at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape, or color, it may interfere with, obstruct the view of, or be confused with, any authorized traffic sign signal or device as defined in the Manual of Uniform Traffic Control Devices; or which makes use of the words "STOP," "LOOK," "DANGER", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic.

B. Maintenance. All signs shall be maintained in accordance with the following:

1. The property owner, occupant, or other person responsible for the sign shall maintain the sign in a condition fit for the intended use and shall have a continuing obligation to comply with all building code requirements.
2. Whenever any sign, either conforming or nonconforming to these regulations, is required to be removed for the purpose of repair, refurbishing, or repainting, the same may be done without a permit or any payment of fees provided that all of the following conditions are met:
  - a. There shall be no alteration or remodeling to the sign face, lettering (except as otherwise permitted for changeable copy), sign base, sign support(s) or the mounting of the sign itself.
  - b. There shall be no enlargement or increase in any of the dimensions of the sign or its structure.

- c. The sign shall be a permitted accessory to a legally permitted, conditional or nonconforming use.
3. The Zoning Administrator may order any sign to be painted or refurbished whenever needed to keep the sign in a neat and safe condition at least once per year. All supports, guys, braces and anchors for such signs shall be maintained in a safe condition. It shall be unlawful for the owners or person having charge of such sign not to remove the same after receiving notice from the Zoning Administrator.
4. Any permanent sign which advertises a business no longer conducted on the premises or fails to serve the purposes for which it was intended, or evidences a lack of maintenance, shall be removed by the owner, agent, or person having the beneficial use of the building, structure or land upon which such sign is located, within ten (10) days after written notice by the Zoning Administrator. Upon failure to comply with such notice within the time specified in such order, the Zoning Administrator is hereby authorized to cause removal of such sign, and any expense incident thereto shall be paid by the owner of the property on which such sign is located.
5. If the Zoning Administrator finds that any sign is unsafe, insecure, a menace to the public; or constructed, erected, or maintained in violation of the provisions of this Code, notice shall be given in writing by the Zoning Administrator to the owner. The owner of the business shall, within 48 hours of such notification, correct such unsafe condition or remove the sign. If the correction has not been made within the 48 hours, the sign may be removed or altered by the Township to comply with these regulations at the expense of the owner or occupant of the property upon which the sign is located. The Zoning Administrator may cause any sign, which, in the Township's opinion, creates a danger to persons or property to be removed immediately and without notice.

#### **510.11 REGULATIONS FOR NONCONFORMING SIGNS.**

- A. Maintenance of Nonconforming Signs. Nonconforming signs shall be maintained in good condition pursuant to Section 510 and may continue until such sign is required to be removed as set forth in this Section.
- B. Alteration, Relocation or Replacement of Nonconforming Signs. A nonconforming sign shall not be structurally altered, relocated or replaced unless it is brought into compliance with the provisions of this Section, except as otherwise permitted as follows:
  1. When the existing use has new ownership which results in a change in the name of the use or business on the property;
  2. When the space is reoccupied by a similar use and the new occupant requires no external building or site renovation; or

3. A sign may be changed by replacing a sign panel or by repainting a sign face only. Such alterations shall not require changes to the structure, framing, or erection or relocation of the sign unless such changes conform to Section 510.
- C. Reconstruction of Damaged Sign. If a sign face and/or its support is damaged to the extent where the repair cost exceeds 50% of the replacement cost of the sign, the sign shall be removed or brought into compliance with this Section. If the repair costs do not exceed 50% of the replacement cost of the sign, the sign may be repaired, subject to approval of the Zoning Administrator and provided all repair work is completed within 60 days of the date the damage was incurred.
- D. Termination. A legal nonconforming sign shall immediately lose its legal nonconforming status, and therefore shall be brought into conformance with this Section or removed, when any one of the following occur:
  1. The size or shape of the sign is changed.
  2. More than 50% of the value of the sign has been destroyed or has been taken down.
  3. The sign structure is altered.
  4. The use to which the nonconforming sign is accessory is vacant for 90 consecutive days.
  5. Within ten (10) years from the date of the adoption of this amended resolution, all nonconforming signs shall be removed.

#### **510.12 ADMINISTRATIVE PROVISIONS.**

- A. Compliance with Section 510. No person shall erect, locate, move, alter, or replace any sign or cause a sign to be located or maintained, unless all provisions of Section 510 have been met.
- B. Signs Requiring a Zoning Certificate. The following signs shall require a zoning certificate prior to the erection or alteration of the sign. The Zoning Administrator shall review and act on an application for the following signs according to the design and construction criteria set forth in Sections 510.9 and 510.10. However, the Zoning Administrator may forward such application to the Zoning Commission for their review and comment.
  1. Permanent Building and Freestanding Signs;
  2. Permanent Window Signs; and
  3. Entrance and Exit Signs;
  4. Roadside Stand Sign;
  5. Real Estate/Development Sign exceeding six (6) square feet in area.

6. Temporary sign for uses other than single-family dwellings (except as otherwise specified in Section 510.12C); and
  7. Instructional Signs.
- C. Signs Not Requiring a Zoning Certificate. The following signs shall be permitted without a property owner first obtaining a zoning certificate provided that all applicable regulations of Section 510 are complied with:
1. Nameplate;
  2. Temporary sign for single-family, two-family and single-family attached dwellings;
  3. Temporary window sign.
  4. Real estate/development sign not exceeding six (6) square feet in area.
- D. ODOT Permit Requirements. Any sign subject to regulation by the Ohio Department of Transportation (ODOT) under Ohio Revised Code Chapter 5516 and which is required to obtain a state permit shall not be issued a zoning certificate without evidence that the state permit has first been issued, or notification from ODOT that a state permit is not required.
- E. Sign Application Requirements. An application for a zoning certificate for a sign shall be made to the Zoning Administrator and shall include the following:
1. Two copies of the proposed sign:
    - a. One copy shall depict the actual colors of the building and sign, either drawing or photo,
    - b. The second copy shall be 8 ½ inches by 11 inches and suitable for reproduction. The application shall present the sign in a manner which best illustrates how the sign shall be viewed by the public after it is erected on the site.
  2. A complete building sketch or photograph showing the location of the sign and its relationship to the building, the site, the adjacent parcels and parking lots, drives and sidewalks.
  3. Detailed drawings showing the design of the sign, including size, content, style of lettering, logo, and other graphic features, colors of the applied lettering and background, and materials of the sign and the frame or structure.
  4. Construction, erection, or fastening details.
  5. A permit fee for each sign application, pursuant to the current fee schedule.