

## CHAPTER III

### 117.300

### SIGNS

#### 117.301 Permitted signs.

Sec. 3.01. The following signs are permitted within any zone and may be erected therein without obtaining a permit as hereinafter provided:

- A. Directional or other official signs, including but not limited to, signs pertaining to natural wonders, scenic and historic attractions, which are required or authorized by law.
- B. Identification signs designating, house number and/or the name of the resident or permanent subdivision identification sign not exceeding twenty (20) square feet.
- C. Temporary sign advertising the sale or lease of the premises, not exceeding four (4) feet square and located on the premises.
- D. A sign advertising a new plat to be erected on the platted property not exceeding fifty (50) square feet in area provided that the same shall be removed when seventy-five (75) percent of the platted lots are sold.
- E. Not more than two (2) signs may be erected to advertise a new plat where two (2) or more drives provide ingress and egress to and from the plat onto a public highway. Each of said signs shall not exceed fifty (50) square feet in area and shall be removed when seventy-five (75) percent of the platted lots are sold.
- F. Institutional identification signs such as bulletin boards for churches, schools, libraries, hospitals, museums and other public buildings.

#### 117.302 Advertising signs and displays.

Sec. 3.02. Advertising signs and displays are permitted provided the following conditions are met:

- A. *On-premises advertising and display sign.*
  - 1. Sign pertains only to the use permitted on the premises.

2. Sign is attached flat against the building or not less than ten (10) feet from the highway right-of-way and the total area of said sign does not exceed fifty (50) square feet.
3. Sign does not project more than three (3) feet above the building line.
4. Sign does not obstruct the view of traffic from sidewalks, roadways and driveways.
5. Permission for the placement of the sign is obtained in writing from the property owner.
6. The sign does not interfere with the use, occupation, and enjoyment of adjacent property by reason of the nature of the sign.

B. *Off-premises advertising and display sign.*

1. The identified premises are within one (1) mile of the sign.
2. The area of the sign does not exceed ten (10) square feet.
3. The sign is located at least ten (10) feet from the highway right-of-way, does not obstruct the view of traffic entering the highway and is not located within the highway intersection setbacks as described in Section 2.10.
4. All individual signs combined into one (1) single sign structure may contain an additional five (5) square feet of area provided that the total structure shall not exceed thirty-five (35) square feet.
5. The sign is no greater than fifteen (15) feet in height above the centerline of the adjacent roadway.
6. Permission is granted in writing by the owner of the land on which the sign is located.
7. Such sign is at least three hundred (300) feet from any other previously established sign even though such existing sign may be nonconforming under this Ordinance.

8. No new sign shall be approved if the enterprise already has at least two (2) off-premises signs in the Township regardless of whether such signs be nonconforming or approved.
  9. No signs under this Section will be approved in any R Zone.
- C. *Procedure to obtain permit.* Application for sign erection permit shall be made upon forms provided by the Zoning Administrator and shall contain the following:
1. Name, address, and telephone number of applicant.
  2. Location of building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected.
  3. Position of the sign or other advertising structure in relation to nearby buildings, structures, signs or other advertising structures.
  4. Two (2) prints or drawings of the plans and specifications and method of construction and attachment to the building, or in the ground.
  5. Name of person, firm, corporation, or association erecting structure.
  6. Written consent of the owner of the building, structure or land to which or on which the structure is to be erected.
  7. Any electrical permit required and issued for said sign.
  8. Certificate of Insurance as required by Section 3.02-H.
- D. *Issuance of Permit.* It shall be the duty of the Zoning Administrator, upon the filing of an application for a sign erection permit to examine the plans and specifications and other data and the premises upon which it is proposed to erect the sign or other advertising structure and if it shall appear that the proposed structure is in compliance with the requirements of this Ordinance, the remaining provisions of the County Building Code and State law, he shall then issue the erection permit. If the work authorized under a sign erection permit has not been

completed within six (6) months of the date of issuance, the permit shall become null and void.

- E. *Permit fees.* Every applicant, before being granted a permit for any sign requiring a permit other than a temporary sign, shall pay to the Township Treasurer a fee as established by the Township Board.
- F. *Information to be included on sign.* Every sign or other advertising structure hereafter shall have painted in a conspicuous place thereon in letters not less than one (1) inch in height, the date of erection, the permit number and the voltage of any electrical apparatus used in connection therewith.
- G. *Painting required every two years.* The owner of any sign as defined and regulated by this Ordinance shall be required to have properly painted at least once every two (2) years all parts and supports of said sign unless the same are galvanized or otherwise treated to prevent rust or deterioration.
- H. *Insurance requirements.* Every applicant for a sign erection permit shall file with the application for permit a Certificate of Insurance, certifying that the applicant is insured against bodily injury and for property damage arising out of the erection, maintenance, repair, and replacement of the sign, in the following amounts:

Bodily injury:           \$100,000 each person  
                                  \$300,000 each accident

Property damage:       \$5,000

Each applicant, if the permit is granted, shall be required to maintain said insurance and keep a Certificate of Insurance currently effective on file with the Township so long as the sign or signs are in existence. Said Certificate shall provide that the Township shall receive ten (10) days written notice in case of cancellation of the policy. Any sign which is maintained in violation of the insurance requirements of this section shall be removed immediately and the cost of such removal shall be charged against the owner of the sign.

- I. *Illuminated signs* shall be erected and located so that they will not reflect directly upon adjacent residential property or zones. An illuminated sign must be so

positioned so as not to obscure the vision of vehicular traffic by reasons of its illumination.

- J. *Sign erection permits.* No person shall erect or relocate or cause to be erected or relocated any sign or other advertising structure under the provisions of this Section 3.02 without first obtaining a sign erection permit nor shall any person repair or alter or cause to be repaired or altered, any sign or advertising structure permitted by this Ordinance to more than two-thirds (2/3) of the replacement value of said sign or advertising structure without obtaining a sign erection permit.