

ARTICLE 11
SIGN REGULATIONS

SECTION 1101 SIGNS

1101.1 TYPE AND USE OF SIGNS

All signs shall be classified according to type and use as provided herein:

- A. IDENTIFICATION SIGN: A sign which communicates the name and/or address of an occupant or a permitted home occupation upon the zoning lot on which the sign is located.
- B. BUSINESS SIGN: A sign which communicates information concerning a business, profession, commodity, service, entertainment or development which is sold, offered, prepared, manufactured or conducted upon the zoning lot where the sign is located.
- C. BILLBOARD OR OFF PREMISE ADVERTISING SIGN: A sign which communicates information concerning a subject, business, profession, activity, commodity, service, entertainment or development not related to, sold, offered, prepared or manufactured on the zoning lot where the sign is located.
- D. REAL ESTATE SIGN: A temporary sign, having an area not greater than eight (8) square feet in area which advertises the sale, rental or development of the premises upon which the sign is located.
- E. SUBDIVISION/DEVELOPMENT ADVERTISING SIGN: A temporary real estate sign, not greater than sixty (60) square feet in area, which advertises the sale of property within an approved subdivision or planned residential development.
- F. INSTITUTIONAL SIGN: A sign which identifies a use pertaining to a school, church, hospital or other institution of a similar public or semipublic nature.
- G. ON-SITE DIRECTIONAL AND/OR INFORMATIONAL SIGN: A sign commonly associated with, and limited to, information and directions necessary for visitors entering or exiting a property, including signs marking entrance and exits, parking areas, circulation direction, restrooms and pick-up and delivery areas. Such signs shall contain no advertising material.
- H. SUBDIVISION/DEVELOPMENT IDENTIFICATION SIGN: A sign that displays the name of a subdivision and/or development at an entrance to the site upon which the subdivision or development is located.
- I. EVENT SIGNS: A temporary sign advertising private not-for-profit events and fund-raisers such as picnics, bazaars, gaming events, arts and crafts shows, and similar types of fundraising activities.

- J. POLITICAL SIGNS: A temporary sign advertising the name of a candidate, a political event and/or a public issue which relates to a political cause and/or policy.

SECTION 1102 CONSTRUCTION TYPES

All signs shall be classified according to construction types as provided herein:

- A. FREESTANDING SIGN: A sign not attached or applied to a principal building but supported by another structure, including structures designed for the sign itself and accessory structures.
- B. WALL SIGN: A sign attached, painted or affixed to the wall of a principal structure or accessory structure, not projecting over any public right-of-way and not extending more than two (2) feet from the building or structure.
- C. PROJECTING SIGN: A sign which projects outward or extends more than two (2) feet from the building or structure.
- D. ELECTRONIC MESSAGE BOARD SIGN: A sign related to a business or institutional use whose alphabetic, pictographic or symbolic informational content may be changed or altered on a fixed display screen composed of electrically illuminated segments.

SECTION 1103 PERMITTED SIGNS BY ZONING DISTRICT

The establishment, erection or reconstruction of any sign shall be in accordance with the regulations as set forth herein:

- A. IDENTIFICATION SIGN: Such signs shall be permitted in all zoning districts.
- B. BUSINESS SIGNS: Such signs shall be permitted in the C-1, C-2, C-3, C-3 and M-1 Zoning Districts.
- C. REAL ESTATE SIGNS: Such signs shall be permitted in all zoning districts.
- D. SUBDIVISION/DEVELOPMENT ADVERTISING SIGNS: Such signs shall be permitted in all zoning districts.
- E. INSTITUTIONAL SIGNS: Such signs shall be permitted in all zoning districts.
- F. ON-SITE DIRECTIONAL AND/OR INFORMATIONAL SIGN: Such signs shall be permitted in the C-1, C-2, C-3, C-3 and M-1 Zoning Districts.
- G. BILLBOARD SIGNS: Such signs shall be permitted in an M-1 zoning district.
- H. SUBDIVISION/DEVELOPMENT IDENTIFICATION SIGNS: Such signs shall be permitted in all zoning districts.

- I. POLITICAL SIGNS: Such signs shall be permitted in all zoning districts.
- J. EVENT SIGNS: Such signs shall be permitted in all zoning districts.

SECTION 1104 AREA, HEIGHT AND SETBACK REQUIREMENTS

The establishment, erection or reconstruction of permitted signs shall be governed by the following regulations:

- A. IDENTIFICATION SIGN: An identification sign shall not exceed four (4) square feet in area. Such a sign shall be setback not less than ten (10) feet from any property line. The maximum height of an identification sign, if free standing, shall not exceed eight (8) feet in height, or if attached to a building shall not be higher than the first story of the building to which it is attached.

- B. BUSINESS SIGN: A business sign shall not exceed the square feet of area for the following Zoning Districts:

- C-1 District - Thirty-Two (32) square feet
- C-2 District - Sixty-Four (64) square feet
- C-3 District - Sixty-Four (64) square feet
- M-1 District - One Hundred (100) square feet

In a shopping center or an integrated grouping of commercial or industrial uses which is classified as a "Land Development", in addition to permitting each individual business establishment to display a business sign, one (1) sign shall be permitted on the lot, that indicates the name of the shopping center and/or the names of the business establishments located therein. Only one (1) such sign shall be permitted on the lot and such sign shall not exceed three hundred (300) square feet in area.

A business sign shall have a minimum front yard setback of not less than twenty-five (25%) percent of the required setback for a principal structure in the zoning district in which the sign is located. If an existing building has a front yard setback which is less than ten (10) feet, the sign shall be attached flat against the building as a wall sign.

The maximum height of any business sign shall not exceed twelve (12) feet.

- C. REAL ESTATE SIGN: A temporary real estate sign shall not exceed eight (8) square feet in area and shall be located on the same lot on which the property is offered for sale or rental. The sign shall be setback not less than ten (10) feet from any property line and shall be removed from the premises within thirty (30) days after the sale or rental of the property.
- D. SUBDIVISION/DEVELOPMENT ADVERTISING SIGN: A subdivision/development advertising sign shall be considered a temporary real estate sign and shall not exceed thirty-two (32) square feet in area. The sign shall be located on the same property on

which lots and/or homes in the subdivision are offered for sale. Not more than one (1) sign shall be erected in any subdivision, and such signs shall be setback not less than thirty-five (35) feet from any property line. The sign shall be removed from the premises within thirty (30) days after the last lot and/or home is sold.

- E. INSTITUTIONAL SIGN: An institutional sign for public and semipublic facilities, such as schools, churches, hospitals, libraries, colleges or other institutions of a similar nature shall not exceed thirty-two (32) square feet in area. The maximum height of such signs shall not exceed twelve (12) feet. An institutional sign shall have a setback of not less than ten (10) feet from any property line.
- F. ON-SITE DIRECTIONAL AND/OR INFORMATIONAL SIGN: An on-site directional and/or informational sign shall not exceed six (6) square feet in area. A front, rear or side yard setback of not less than five (5) feet shall be required for such signs. The maximum height of such signs shall not exceed six (6) feet.
- G. BILLBOARD SIGN OR OFF PREMISE ADVERTISING SIGN: The following regulations shall apply to any billboard and/or off-premise advertising sign. The advertising surface area of any panel shall not exceed 300 square feet and not more than one (1) double-faced panel shall be permitted on the same structure or standard.
- Such a sign shall not be located within 200 feet of any residential structure or residential zoning district.
 - There shall be a minimum spacing distance of 1,000 feet between all such signs.
 - Such signs shall be setback not less than two-hundred (200) feet from the center line of any public right-of-way for vehicular traffic
 - Such signs shall not be attached to a building nor shall such signs be permitted to project above the maximum height limitation for the zoning district in which it is located.
- H. SUBDIVISION/DEVELOPMENT IDENTIFICATION SIGN: A subdivision/development identification sign shall not exceed ten (10) square feet in area and . Not more than one (1) sign shall be erected at any entrance point to the subdivision/development. Such signs shall be setback not less than ten (10) feet any property line. The maximum height of such signs shall not exceed ten (10) feet.
- I. EVENT SIGN: An event sign shall not exceed six (6) square feet in area. Such signs shall not be attached to any tree, utility pole or structure or any other location within a public right-of-way. Such signs shall not be posted more than forty-five (45) days in advance of the scheduled event and shall be removed within fifteen (15) days following the event. An event sign shall have a setback of not less than five (5') feet from any property line. The maximum height of such signs shall not

exceed six (6) feet.

- J. **POLITICAL SIGNS.** A political sign shall not exceed six (6) square feet in area, having dimensions of 2 x 3 feet. Such signs shall not be attached to any tree, utility pole or structure and/or any other location within a public right-of-way. Such signs shall not be posted more than forty-five (45) days in advance of the scheduled election date and shall be removed within fifteen (15) days following the election. A political sign shall have a setback of not less than five (5) feet from any property line. The maximum height of such signs shall not exceed six (6) feet.
- K. **NUMBER OF SIGNS:** Excluding on-site directional and/or informational signs and temporary signs, not more than two (2) signs shall be permitted on any property located in any zoning district. In the case of a property located upon a corner lot, a total of three (3) signs may be permitted.

SECTION 1105 SIGNS RELATED TO NONCONFORMING USES

An existing sign related to a legally established nonconforming use shall be considered a nonconforming sign that may be continued at its present dimensions and location, but shall not be enlarged. Where a nonconforming use is lawfully changed to another nonconforming use, a new sign shall be permitted being the same type and size as the previous sign. The new sign shall be erected on the property at the same location as the previous sign. The sign may be erected at a different location provided it meets all applicable regulations within Article 5 and for the zoning district in which it is located.

SECTION 1106 AREA COMPUTATION OF SIGNS

The area of a sign shall be construed to include all lettering, wording and accompanying design and symbols, together with the background including border and trim, whether open or enclosed on which they are displayed, but not including any supporting framework and bracing that are incidental to the display itself. Computation of the area for particular signs shall be in accordance with the following regulations:

- A. **WALL SIGN:** For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording and accompanying design or symbols together with any backing associated with the sign.
- B. **SEPARATE SYMBOLS:** Where the sign consists of individual letters or symbols attached to or painted on a surface; building, wall or window, the area shall be considered to be that of the smallest rectangle or other shape that encompasses all of the letters and symbols.
- C. **DOUBLE-FACE SIGN:** With the exception of a billboard, when computing the area of a double-face sign, only one (1) sign shall be considered, provided both faces are identical.
- D. **CYLINDRICAL SIGN:** The area of a cylindrical sign shall be computed by

multiplying one-half ($1/2$) of the circumference by the height of the sign.

SECTION 1107 ILLUMINATED SIGNS

Signs may be illuminated by direct lighting, provided such lighting is shielded so no direct light will shine on abutting properties or the normal line of vision of the public using the streets.

SECTION 1108 MISCELLANEOUS SIGN PROVISIONS

1108.1 CONSTRUCTION SITES

Non-illuminated temporary signs not greater than twenty (20) square feet related to a developer, contractor or subcontractor working at a construction site may be permitted upon the property provided they shall be removed within seven (7) days after completion of the construction work and not more than one (1) sign shall be placed on each street frontage of the construction site. Such signs shall not be permitted within any public right-of-way.

1108.2 VEHICLES OR STRUCTURES

Any vehicle or structure to which a sign is affixed which communicates information concerning a subject, business, profession, activity, commodity, service, entertainment or development not related to, sold, offered, prepared or manufactured on the zoning lot where the sign is located shall be considered a Billboard Sign Or Off Premise Advertising Sign.

SECTION 1109 VERTICAL CLEARANCE

A freestanding sign and a projecting sign shall have a vertical distance of not less than nine (9) feet as measured from the lowest edge or point of the sign to the highest ground elevation located beneath the sign.

SECTION 1110 PROHIBITED SIGNS

The following types of signs shall not be permitted in any zoning district:

- A. Signs that are located in such a position which endangers vehicular and/or pedestrian traffic by obscuring the site distance.
- B. Signs which by design and/or location may be confused with traffic signs or signals.
- C. Any sign located in or extending into a public right-of-way, including sidewalk areas, except an official street sign or traffic control sign.
- D. Any freestanding or projecting sign within an area bounded by the intersection of two (2) public or private streets, for a distance of twenty (20) feet along the

centerline of the right-of-way of such streets from the point of their intersection.

- E. Signs which due to their construction and/or location would constitute a hazard or a potential danger to the community.
- F. Signs placed, inscribed or supported upon the roof or upon any structure which extends above the eaves of the roof of any building.
- G. Signs on mobile stands which can be moved from place to place.
- H. Signs which emit smoke, visible vapors or particles, sound, or odor.

SECTION 1111 PERMITS REQUIRED

A zoning permit shall be required for the erection, alteration or relocation of any sign, which equals or exceeds eight (8) square feet in surface area, excluding a temporary sign. Real estate signs and subdivision/land development signs shall be exempt.