

## **ARTICLE VII – SIGN REGULATIONS**

### **7.01 Use, Location, and Size Regulations**

The following types of signs and no others shall be permitted. All signs may have two (2) sides. The maximum area of any one side shall be as provided by this Ordinance.

#### **7.01.01 Identification, informational, or directional signs erected or required by governmental bodies are permitted in all zoning districts.**

#### **7.01.02 Sale or Rental of Property**

Signs advertising the sale or rental of premises may be erected and maintained, provided that:

- 1) Such signs shall be erected only on the premises to which they relate. No off premises signs will be permitted.
- 2) The area of one side of any sign shall not exceed ten (10) square feet.
- 3) The signs are to be removed promptly within ten (10) days of sale or rental of the premises. If signs are not removed, the Township may remove such signs pursuant to Section 703.
- 4) Not more than one (1) such sign may be erected on the premises.

#### **7.01.03 Development Signs**

Signs indicating the location and direction of premises available for or in the process of development and having inscribed thereon the name of the owner, developer, builder, or agent may be erected and maintained, provided that:

- 1) Such signs shall be erected only on the premises where such work is being performed. No off premises signs will be permitted. Any off premises signs may be removed by Township pursuant to Section 703.
- 2) The area of one (1) side of any sign shall not exceed twenty (20) square feet.
- 3) Not more than one (1) such sign shall be erected.
- 4) Such signs shall be removed promptly within ten (10) days of completion of the work. If signs are not removed, the Township may remove such signs pursuant to Section 703.

7.01.04 Mechanic and Artisan Signs

Signs of mechanics and artisans may be erected and maintained during the period such persons are performing work and until they are paid provided that:

- 1) Such signs shall be erected only on the premises where such work is being performed. No off premises signs will be permitted. Any off premises signs may be removed by the Township pursuant to Section 703.
- 2) The area on one (1) side of any such sign shall not exceed three (3) square feet.
- 3) Such signs shall be removed promptly within ten (10) days upon completion of the work. If signs are not removed, the Township may remove such signs pursuant to Section 7.03.
- 4) Not more than one (1) sign per artisan or mechanic.

7.01.05 Recreation Areas, Schools, Colleges, Churches, Hospitals, etc.

Signs for public recreation areas, schools, colleges, churches, hospitals, or other similar public institutions or uses may be erected and maintained, provided that:

- 1) The area on one (1) side of any such sign shall not exceed thirty-two (32) square feet.
- 2) Not more than one (1) such sign may be erected on the premises.

7.01.06 Trespass Signs

Signs prohibiting or otherwise controlling trespassing upon particular premises or indicating the private nature of a road, driveway or premises, or otherwise controlling, may be erected and maintained, provided that:

- 1) The area of one (1) side of any such sign shall not exceed six (6) square feet.
- 2) Signs may be erected at a distance of no less than twenty-five (25) foot intervals along street frontage.

7.01.07 Organization, Home for Aged, Nursing Home, Convalescent Home

Signs indicating the name of a particular organization, home for the aged, nursing home or convalescent home, may be erected and maintained, provided that:

- 1) The area on one (1) side of any sign shall not exceed thirty-two (32) square feet.

- 2) Any such sign shall be located on the same lot as the organization, home for the aged, nursing home, farm or estate.
- 3) Not more than one (1) such signs may be erected on the premises.

7.01.08 Farm Products For Sale Signs

Signs advertising the sale of farm products, as permitted by this Ordinance, may be erected and maintained, provided that:

- 1) The area on one (1) side of any such sign shall not exceed ten (10) square feet.
- 2) Not more than two (2) such signs shall be erected and maintained.
- 3) Such signs shall be displayed only when such products are on sale and only on the premises where such products are being sold. No off premises signs will be permitted. Any off premises signs erected may be removed by the Township pursuant to Section 703.

7.01.09 Professional, accessory use, name or address signs may be erected and maintained in any District provided that:

- 1) The area of one (1) side of any such sign shall not exceed two (2) square feet.
- 2) Any such signs shall be erected only on the premises wherein such professional, accessory use exists. No off premises signs will be permitted.
- 3) Not more than one (1) such sign may be erected.

7.01.10 Business or industrial signs may be erected and maintained provided that:

- 1) The area on one (1) side of any free-standing sign shall not exceed eighty (80) square feet.
- 2) Not more than one (1) such sign free-standing sign shall be erected. More than one sign on a property in the Light Business District is allowed if more than one business is located on the property. Each business is limited to one sign.
- 3) The area of any sign attached to the building shall not exceed fifteen (15) percent of wall area on which the sign is placed. Any such sign shall not exceed thirty-two (32) square feet. Not more than one (1)

attached sign shall be erected per street frontage or per building. A maximum of two (2) such signs are permitted per site.

- 4) The sign placed on any building or lot shall relate to the business conducted on such premises. No off premises signs will be permitted. The Township may remove any such off premises sign pursuant to Section 703.

#### 7.01.11 Temporary Signs

Temporary signs advertising a yard sale, public sale or similar event which is occurring during the year shall not be displayed for more than thirty (30) percent of the time during any month. The area of any one sign is limited to six (6) square feet and no more than three (3) signs are permitted to be located on a property other than where the event is located so long as the property owner's permission has been granted. These signs must be removed within 1 day of the event's completion. If not removed, Township may remove such signs pursuant to Section 703.

Temporary signs advertising a sale or event sponsored by a civic or religious group are permitted, provided that such signs shall not be displayed in excess of one (1) month and shall be removed within 1 day of the event's completion. The area of any one sign is limited to thirty-two (32) square feet. Failure to remove such signs may result in Township removing the signs pursuant to Section 703.

Temporary Political signs are permitted to be displayed on a property owner's and/or tenant's property (where the property is leased or rented), provided that the area of any such sign shall not exceed eight square feet per side and the height of any such sign shall not exceed four feet. Signs may be erected not more than 30 days prior to the election and shall be removed within two days after the election. Failure to remove such signs may result in Township removing the signs pursuant to Section 703.

A permit or fee is not required for Temporary signs as defined in this section.

#### 7.01.12 Directional Signs are intended to provide a safe and uniform means to direct the general public from the main traffic corridors of Route 472 (Kirkwood Pike), Route 896 (Georgetown Road), Noble Road and Maple Shade Road to points of interest in Colerain Township and shall conform to the following:

1. No sign shall be wider than 9 inches or longer than 36 inches. All signs are to be white letters on a blue background and uniform in shape and shall only contain the name and direction to the point of interest.

2. No sign shall be located between 30 inches and 8 feet from the ground surface immediately underneath.
3. No establishment shall erect, place, install or maintain more than three signs within the Township and no more than one sign at any street intersection.
4. The number of signs placed at any street intersection will be decided by the Supervisors after review of safety and aesthetic factors. Signs to be located at a safe sight distance by the Colerain Township Road Crew.
5. Directional Signs will be primarily erected for businesses located within Colerain Township; however, Directional Signs may be erected for businesses which closely border the Township upon approval of the Supervisors after reviewing availability, safety, and aesthetic factors.
6. An application for the directional sign and accompanying fee must be submitted to the Township.
7. The location of any Directional Sign shall be approved by the Supervisors and installed by the Roadmaster.
8. All signs shall be erected, placed, installed or maintained by the Township in the Township right-of-way. No directional sign shall be permitted outside the Township right-of-way.

7.02 General Regulations for All Signs

The following regulations shall apply to all permitted signs:

1. No signs shall be placed in such a position that it will cause danger to traffic on a street by obscuring the view or by causing distraction to traffic.
2. No sign or sign bearing structure other than official traffic signs, Directional Signs, and public utility signs necessary for the operation, identification, or protection of public utility facilities shall be erected within or extend into the right-of-way of a public road.
3. No sign shall be of the intermittent flashing or rotating type.
4. No sign shall be higher than twenty (20) feet above the ground.
5. Signs must be constructed of durable materials and maintained in good condition.

6. No sign shall be maintained within the Township in such a state of disrepair as to have the appearance of complete neglect, which is rotting or falling down, which is illegible, or has loose parts separated from original fastenings.
7. Whenever a sign becomes structurally unsafe or endangers the safety of the building or premise, or endangers the public safety, the Zoning Officer shall give written notice to the owner of the premises on which the sign is located that such sign be made safe or removed within five (5) days.
8. Signs shall not be erected closer to any side or rear property line than the minimum setback for any side or rear property line except for signs permitted by 7.01.06 and 7.01.12.
9. Advertising painted upon or displayed upon a barn or other building or structure shall be regarded as a sign and the regulations pertaining thereto shall apply.
10. Each sign shall be removed when the circumstances leading to its erection no longer apply or as directed in this Section. Failure to remove any sign as required by this Ordinance may result in Township removing such signs pursuant to Section 703.
11. Illuminated signs or lighting devices shall employ glare shields and guards to prevent light from interfering with adjacent properties or roads, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no event shall an illuminated sign or lighting device be so placed or directed as to permit beams or illumination to be directed or beamed upon a public road, highway, or adjacent lot so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
12. All electrically illuminated signs shall be constructed to the standards of the Uniform Construction Code (UCC).
13. No sign located within three hundred (300) feet of any traffic light shall be illuminated with red, green, or yellow lights or neon tubing.
14. Signs must be positioned so that they do not interfere with any clear sight triangle.
15. Determination of Size: The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, including any border framing or decorative attachments. The sign dimensions will include the entire area within a single continuous

perimeter, and a single plane, composed of a square, circle or rectangle, whichever most closely encloses the extreme limits of the message, background and trim. Multiple sign faces on a single support structure system shall be considered one sign. Any supportive frame and bracing members of a sign shall not be included in the sign area calculations so long as there are two or less vertical members per sign, any member or members do not exceed six inches in diameter or square, and the member or members have no advertising value. The sign area shall be computed as follows:

- a. Single-faced sign: one face counted.
  - b. Double-faced sign: one face counted if both sign faces are identical; two faces counted if each face is not identical.
  - c. "V" sign with an internal angle of 45° or greater: two faces counted. If internal angle is less than 45°, the sign shall be considered a double-faced sign.
  - d. Three-dimensional sign: projected to single flat planes, all visible sign faces counted.
16. No loud, obnoxious, vulgar, indecent, or obscene advertising matter shall be displayed in any manner.
  17. No sign shall be erected or located as to prevent free ingress or egress from any window, door, or fire escape.
  18. No sign shall be placed in such a position that it will obstruct light or air from a building or which would create a traffic danger.
  19. No sign shall be permitted which is temporarily or permanently attached to public utility poles or trees.
  20. No sign located within the Floodplain District shall exceed six (6) square feet of area per side.
  21. In the event that a symbol, trademark or other such figure is used as a sign post or standard which could be construed to indicate or identify a particular use or business, that symbol, trademark or figure is to be computed as part of the total allowable sign area.
  22. In all Districts, only those signs referring directly to materials or products made, sold, or displayed on the premises shall be permitted, except as otherwise permitted.

23. No streamers, pennants, or other similar materials shall be permitted to be located on the outside of any building.
24. Portable signs, including vehicle signs specifically parked and stationary for use as a sign, are prohibited, except for those signs necessary to be used as warning signs to bring attention to construction activity, temporary road hazard or the like.
25. No sign shall be permitted within a street right-of-way except a directional sign, a public utility sign, a non-profit temporary sign, or any other sign as may otherwise be permitted under this Ordinance, or as may be permitted by the Board of Supervisors or other governmental agency.

### 7.03 Violations and Penalties

No sign shall be erected or constructed in the Township except as provided in this Article or elsewhere in this Ordinance. Any sign erected or constructed in violation of this Ordinance may be removed and impounded by the Township. Upon removal of any sign pursuant to this Section, Township shall give notice to the person or organization erecting such sign of the removal and that the signs are available to be picked up at the Township office and shall provide a written warning that such sign was erected in violation of the Ordinance. After the first written warning, Township shall not be required to give any further warnings and upon subsequent violations, may remove the sign, and/or may impose a fine or penalty of \$25.00 plus court and collection costs for each sign in violation of this Ordinance, and/or may proceed in accordance with Section 13.04 of this Ordinance.