

## ARTICLE 13

### SIGN REGULATIONS

#### **SECTION 13.01      PURPOSE**

The purpose of this Section is to regulate on-site and outdoor advertising to protect the public health, safety and general welfare, to protect property values, and to protect the character of the various neighborhoods in the Township of Scio.

The principal features are the restriction of advertising to the use of the premises on which the sign is located and the restriction of the total sign area permissible per site. Any sign placed on land or on a building for the purposes of identification or for advertising, a use conducted on the premises shall be deemed an accessory use. It is intended that the display of signs will be appropriate to the land, building, or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification or advertisement. With respect to signs advertising business uses, it is specifically intended, among other things, to avoid excessive competition and clutter among sign displays. Outdoor advertising signs (billboards), which advertise products or businesses not connected with the site or building on which they are located, are deemed to constitute a principle use of a lot.

#### **SECTION 13.02      GENERAL SIGN REGULATIONS**

The following regulations shall apply to all signs in Scio Township:

A.      Illuminated Signs:

1.      Residential Districts. Only indirectly illuminated signs shall be allowed in any residential district provided such sign is so shielded as to prevent direct light rays from being visible from a public right-of-way or any adjacent residential property.
2.      Commercial, Wholesale-Warehouse, Office, Research Development and Industrial Districts. Indirectly or internally illuminated signs are permitted provided such signs are so shielded as to prevent direct light rays from being visible from a public right-of-way or any adjacent residential property.
3.      No sign shall have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operated as to create an appearance of writing or printing, except that movement showing date, time, and temperature exclusively shall be permitted. Nothing contained in this

ordinance shall be construed as preventing use of lights or decorations related to religious and patriotic festivities. Beacon lights or search lights shall not be permitted as a sign for advertising purposes except as provided in Section 13.08 Temporary Signs.

B. Measurement of Sign Area:

The area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all the display area of the sign and including all the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of sign area. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except where two (2) such faces are placed back to back, parallel to one (1) another, and less than twenty-four (24) inches apart, in which case the area of the sign shall be the area of one (1) face.

C. Height of Sign:

No free standing sign shall exceed a height of fifteen (15) feet.

D. Setback Requirements for Signs:

Notwithstanding all other setback provisions of this ordinance, the following setback requirements shall apply to all freestanding signs:

1. Except as provided for in 13.02 D.2, all signs shall maintain minimum setback, of seventy-two (72) feet from the centerline of the adjacent roads.
2. On Jackson Road where future street rights-of-way have been adopted, all signs shall maintain a minimum setback from Jackson Road no closer than the future right-of-way line established by the Jackson Road Concept Plan prepared by Pollack Design & Hedberg Associates and adopted by the Scio Township Board of Trustees on September 9, 1991, and the preliminary engineering plans prepared by Midwestern Consulting and adopted by the Scio Township Board of Trustees on March 11, 1992, and as amended by the Scio Township Board from time-to-time.

E. Business Flags:

Business flags shall be permitted in commercial, office, wholesale, and warehousing, research and development, and industrial zoning districts, subject to the following regulations:

1. The flags shall be located on the same lot as the business building or use.

2. Notwithstanding any other provision of this ordinance, business flags shall meet the yard requirements for signs and the height limits for structures in the zoning district in which located.
3. The area of each business flag shall not be included in the sign area that is permitted on a lot.
4. Not more than one (1) business flag shall be permitted for each public road frontage of the lot on which located.
5. Flags referencing used car sales, not exceeding eighteen (18) square feet, and which are attached to existing parking light standards (one (1) per standard).

### **SECTION 13.03 SIGNS PERMITTED IN ALL DISTRICTS**

Subject to the other conditions of this ordinance, the following signs shall be permitted anywhere within the Township of Scio.

A. Off premise signs which bear names, information and emblems of service clubs, places of worship, civic organizations, and quasi-public uses shall be permitted. Each sign shall be not more than three (3) square feet in area, shall not exceed a height of eight (8) feet, and shall be set back a minimum of ten (10) feet from the property line. All signs shall be consolidated within a single-frame, if more than one (1) sign is placed at one (1) location.

B. Signs which direct traffic movement onto or within a property and which do not contain any advertising copy or logo, and which do not exceed eight (8) square feet in area for each sign. Horizontal directional signs, on and flush with paved areas may exceed eight (8) square feet. Directional signs shall be located on the property on which they are directing traffic and shall be located behind the front right-of-way line.

C. One (1) church announcement bulletin shall be permitted on any site that contains a church regardless of the district in which located, provided said bulletin does not exceed twenty-four (24) square feet in area and a height of six (6) feet, and is set back a minimum of ten (10) feet from the property line. When a church has an identification sign as permitted elsewhere in this ordinance, an announcement bulletin shall not be permitted.

### **SECTION 13.04 PROHIBITED SIGNS**

A. Miscellaneous Signs and Posters:

Tacking, pasting, or otherwise affixing signs or posters that are visible from a public way, and located on the walls of buildings, barns, sheds, or on trees, poles, posts, or fences shall be prohibited. Warning signs, such as "no trespassing" and "no hunting" and other postings required by law, shall be exempt from this provision.

B. Banners:

Banners, pennants, search lights, twirling signs, sandwich board signs, sidewalk, or curb signs, balloons, or other gas-filled figures shall be prohibited except as provided in Section 13.08 TEMPORARY SIGNS.

C. Swinging Signs:

Signs that swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment shall be prohibited.

D. Moving Signs:

Except as otherwise provided in this Section, any sign or any portion thereof that moves or assumes any motion constituting a non-stationary or fixed condition shall be prohibited.

E. Parking of Advertising Vehicles:

No person shall park any vehicle or trailer on a public right-of-way, public property, or on private property so as to be visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the purpose of directing people to a business or activity. Currently licensed vehicles and trailers that have painted upon them in a permanent manner the name of the product which they deliver and/or the name and address of the owner shall be excluded from this provision.

F. Abandoned Signs:

Signs that advertise an activity, business, product or service no longer conducted or available on the premises on which the sign is located, shall be prohibited.

G. Flags:

Flags other than those of any nation, state or political subdivision or business flag, shall be prohibited except as permitted in Section 13.08 E.

H. Portable Signs:

Portable signs, not including any temporary sign permitted in Section 13.08, herein, shall be prohibited.

I. Unclassified Signs:

The following signs are prohibited.

1. Signs that imitate an official traffic sign or signal which contains the words "stop," "go slow," "caution," "danger," "warning," or similar words except as otherwise provided in this Section.
2. Signs that are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.
3. Signs that contain statements, words or pictures of an obscene, pornographic or immoral character.
4. Signs that are painted directly on to a wall or any other part of a building.
5. Signs that are painted on or attached to any fence or any wall that is not a structural part of a building, except to identify a residence.
6. Signs that emit audible sound, odor, or visible matter.
7. Roof signs.

J. Signs:

Signs attached to a wall of a building with the face of the sign in a plane that is not parallel to the plane of the wall to which it is attached shall be prohibited.

**SECTION 13.05 PERMITTED SIGNS IN RECREATION-CONSERVATION, RESIDENTIAL AND AGRICULTURAL DISTRICTS**

A. One (1) sign advertising the type of farm products grown on a farm premises. Such sign shall not exceed twelve (12) square feet in area.

B. One (1) identification sign shall be permitted for each public street frontage having a curb cut for a vehicle entrance, for a school, church building or other authorized use or lawful nonconforming use except a home occupation. Where a church has an announcement bulletin as permitted in Section 13.03 herein, said identification sign shall not be permitted. Each sign shall not exceed eighteen (18) square feet in area.

C. One (1) identification sign shall be permitted for a home occupation. The sign shall not exceed three (3) square feet in area and shall be attached flat against the front wall of the building.

D. One (1) identification sign shall be permitted for each public street frontage of a subdivision, multiple-family building development, or a mobile home park. Each sign shall not exceed eighteen (18) square feet in area. One (1) additional sign advertising "For Rent" or "Vacancy" may be placed on each public street frontage of a rental residential development provided that such sign shall not exceed three (3) square feet in area and is incorporated into the identification sign. Each sign shall be set back not less than five (5) feet from the right-of-way line of any public street, and shall not exceed four (4) feet in height.

### **SECTION 13.06 PERMITTED SIGNS IN COMMERCIAL, OFFICE, AND INDUSTRIAL DISTRICTS**

On-site canopy or marquee signs, wall signs, and free standing signs are permitted in all commercial, office and industrial districts subject to the following conditions:

A. Signs permitted for single buildings on developed lots or group of lots developed as one (1) lot, not in a business center subject to Section 13.06 B:

1. Area - Each developed lot shall be permitted at least eighty (80) square feet of sign for all exterior free standing signs. The area of exterior attached wall and free-standing signs permitted for each lot shall be determined as two (2) square feet of sign area for each one (1) linear foot of building length which faces one (1) public street. The maximum area for all exterior attached wall signs for each developed lot shall be two hundred (200) square feet. No free-standing identification sign shall exceed one hundred (100) square feet in area. No exterior wall sign for business without ground floor frontage shall exceed twenty-four (24) square feet in area.
2. Number - Each developed lot shall be permitted one (1) exterior on-site free-standing sign. All businesses without ground floor frontage shall be permitted one (1) exterior attached wall sign. The total area of all exterior signs shall not exceed the total sign area permitted in Section 13.06.A.

B. Signs permitted for a shopping center, office park, industrial park, or other integrated group of stores, commercial buildings, office buildings or industrial buildings, not subject to Section 13.06. A.

1. Free-Standing Signs - Each business center shall be permitted one (1) free-standing identification sign. Each sign shall state only the name of the business center and the major tenants located therein. The maximum

permitted sign area shall be determined as one (1) square foot for each (1) linear foot of building which faces one (1) public street. The maximum area for each free-standing sign shall be two hundred (200) square feet. Landlords of a business center shall not permit individual tenants a free-standing identification sign.

2. Wall Signs - Each business in a business center with ground floor frontage shall be permitted one (1) exterior wall sign. The sign area for such an exterior wall sign shall be computed as one (1) square foot for each one (1) linear foot of building frontage occupied by the business. All businesses without ground floor frontage shall be permitted one (1) combined exterior wall sign not more than twenty-four (24) square feet in area.
3. Park Signs- A free standing sign, identifying the primary tenants in an office park or an industrial park, may be installed at the entrance(s) to a park. Each parcel in a park will be allowed one (1) available space on a park sign. Each space shall be no larger than eight (8) inches by forty-eight (48) inches. Park signs shall be no higher than six (6) feet above the height of the public road at the point of the centerline most closely adjacent to the sign. No park sign shall be greater than eight (8) feet long. All park signs shall be constructed of anodized aluminum with white reflectorized letters. All park signs shall be located exactly thirty-three (33) feet from the centerline of the minor intersecting road and at least sixty (60) feet from the centerline of the major intersecting road.

C. Window signs shall be permitted and shall not be included in total sign area computation if said signs do not occupy more than twenty-five (25%) percent of the total window area of the floor level on which displayed or exceed a total of two hundred (200) square feet for any one building. If window signs occupy more than twenty-five (25%) percent of said window area or exceed a total of two hundred (200) square feet or any one building, they shall be treated as exterior signs and shall conform to Section 13.06 A.1 and B.2

D. A time and temperature sign shall be permitted in addition to the above permitted signs, provided that ownership identification or advertising copy does not exceed ten (10%) percent of the total sign area and further provided that the total area of the sign does not exceed thirty (30) square feet

E. No canopy or marquee sign shall extend into a public right-of-way except by variance granted by the Zoning Board of Appeals. In granting such a variance the Board of Appeals shall assure that the requirements of Section 13.10 of this ordinance are complied with; that the minimum clearance of such sign is eight (8) feet measured from the sidewalk surface to the bottom edge of the sign; that the sign does not obstruct pedestrian or vehicular view; and that the sign does not create a hazard for pedestrian or vehicular traffic.

F. In addition to the provisions of Section 13.06 A and B preceding, an automobile service station may have one additional sign for each public street frontage having a driveway, for the purpose of advertising gasoline prices and other services provided on the premises. Said sign shall be mounted on a free-standing structure or on the structure of another permitted sign, provided that clear views of street traffic by motorists or pedestrians are not obstructed. Said sign shall not exceed eight (8) square feet in area.

G. Service Station Signs: Notwithstanding any of the provisions of this Article, no signs shall be located on fuel pump islands, except those constituting an integral part of the pump or those required by State law or regulation. No signs shall be attached to light standards. No signs shall be attached to fuel pump canopies except those identifying "self-service" and "full-service" pumps or similar messages, in which case the maximum sign size shall be six (6) square feet.

### **SECTION 13.07 OUTDOOR ADVERTISING SIGNS (OFF-SITE SIGNS)**

Outdoor advertising signs shall be permitted only in accordance with the following regulations:

A. Outdoor advertising signs shall be permitted only on undeveloped and vacant unimproved lots in C-3, I-1, and I-2 districts, and shall be considered the principal use of such lots. Signs shall not be placed on a lot with any other building thereon, and no other structure shall be placed on a lot where such sign is located.

B. Where two (2) or more outdoor advertising signs are located along the frontage of a street or highway, they shall be not less than one-thousand (1,000) feet apart. A double face (back to back) of a V-type structure shall be considered a single sign provided the interior angle of such signs does not exceed twenty (20) degrees.

C. The total surface area, facing in the same direction, of any outdoor advertising sign, shall not exceed three hundred (300) square feet. Signs may be single or double-faced and shall contain no more than two faces, or panels.

D. Outdoor advertising signs shall not exceed twenty (20) feet in height from ground level. The permitted height may be increased to forty (40) feet by the Zoning Inspector if it can be shown that excessive grades, buildings, bridges, and similar conditions obstruct views of the sign.

E. Outdoor advertising signs shall not be erected on the roof of any building nor have one (1) sign above another.

### **SECTION 13.08 TEMPORARY SIGNS**



A. In single-family and two-family districts one (1) sign for each public street frontage advertising a recorded subdivision or development shall be permitted. Each sign shall not exceed eighteen (18) square feet in area. Each sign shall be removed within one (1) year after the initial sale of ninety (90%) percent of all lots or units within said subdivision or development.

B. In multiple-family districts one (1) sign, not to exceed eighteen (18) square feet in area shall be permitted on each public street frontage of a new multiple-family development for the purpose of advertising new dwelling units for rent or sale. Each sign shall be removed within sixty (60) days of the initial rental or sale of seventy (70%) percent of the dwelling units within the development.

C. One (1) identification sign shall be permitted for all building contractors, one (1) for all professional design firms and one (1) for all lending institutions on sites under construction, each sign not to exceed six (6) square feet in area, with not more than a total of three (3) such signs permitted on one site. If all building contractors, professional design firms and lending institutions join together in one (1) identification sign, such sign shall not exceed twenty-four (24) square feet in area, and not more than one (1) sign shall be permitted on a site. Signs shall have a maximum height of ten (10) feet and shall be confined to the site of the construction, construction shed or construction trailer and shall be removed within fourteen (14) days after the issuance of a certificate of occupancy.

D. Temporary signs announcing any annual or semi-annual public, charitable, educational or religious event or function, located entirely within the premises on which the event or function is to occur, shall be permitted. Maximum sign area shall not exceed twenty-four (24) square feet. Signs shall be allowed no more than twenty-one (21) days in a calendar year. If building mounted, signs shall be flat wall signs and shall not project above the roof line. If ground mounted, signs shall not exceed six (6) feet in height. Signs shall be set back in accordance with Section 13.02 D of this ordinance.

E. Banners, pennants, search lights, balloons, or other gas filled figures shall be permitted at the opening of a new business in a commercial or industrial district, for a period not to exceed fourteen (14) consecutive days. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with safe traffic flow.

F. Temporary real estate direction signs, not exceeding three (3) square feet in area and four (4) in number, showing a directional arrow and placed back of the property line, shall be permitted on approach routes to an open house, only for day of open house. Signs shall not exceed three (3) square feet in area and four (4) in number showing a directional arrow and placed back of the property line, shall be permitted on approach routes to an open house, only for day of open house. Signs shall not exceed three (3) feet in height.

G. In residential districts one (1) temporary real estate "For Sale," "For Rent," or "For Lease" sign, located on the property and not exceeding six (6) square feet in area shall be permitted. In all other zoning districts one (1) sign of this type shall be

permitted, provided it does not exceed thirty-two (32) square feet in area and is set back in accordance with Section 13.02 D of this ordinance. If the lot has multiple frontage one (1) additional sign not exceeding six (6) square feet in area in residential districts or thirty-two (32) square feet in area in all other districts shall be permitted. Under no circumstances shall more than two (2) such signs be permitted on a lot. Such signs shall be removed within seven (7) days following the sale, rent, or lease. In no case shall a sign advertise the sale, rent, or lease of a building that is not located on the property on which the sign is located.

### **SECTION 13.09 EXEMPTED SIGNS**

The following types of signs are exempted from all provisions of this ordinance, except for construction and safety regulations and the following standards:

- A. Signs of a non-commercial nature and in the public interest, erected by, or on the order of a public officer, in the performance of a public duty, such as directional signs, regulatory signs, warning signs, and informational signs.
- B. Political campaign signs announcing candidates seeking public political office and other data pertinent thereto except as prohibited in Section 13 04 A.
- C. Names of buildings, date of erection, monument citations, commemorative tablets, and the like, when carved into stone, concrete, or similar material or made of other permanent type construction and made an integral part of the structure.

### **SECTION 13.10 NONCONFORMING SIGNS**

Nonconforming signs shall not:

- A. Be re-established after the activity, business or usage to which it relates has been discontinued for ninety (90) days or longer.
- B. Be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type or design of the sign.
- C. Be re-established after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50%) percent of the replacement cost as determined by the Building Inspector.

### **SECTION 13.11 PERMITS**

A. A permit shall be required to erect or replace a sign, or to change the copy of a sign, unless otherwise specified herein. The application shall be made by the owner of the property, or authorized agent, thereof, to the Township Zoning Official.

B. An application for a sign permit shall contain the following:

1. The applicant's name and address in full, and a complete description of the relationship to the property owner.
2. If the applicant is not the property owner, the signature of the property owner concurring in submittal of the application.
3. The address of the property.
4. An accurate scale drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign.
5. A complete description and scale drawing of the sign, including all dimensions and the area in square feet.

C. All signs shall be inspected by the Township Zoning Official for conformance to this Ordinance prior to placement on the site.

D. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six (6) months after the date of the permit. Said sign permit may be extended for a period of thirty (30) days upon request by the applicant and approval of the Zoning Inspector.

E. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure, unless a structural or size change is made, shall not require a sign permit.

F. Signs for which a permit is required shall be inspected periodically by the Zoning Official for compliance with this ordinance and other laws of the Township of Scio.

### **SECTION 13.12 REMOVAL OF SIGNS**

A. The Zoning Official shall order the removal of any sign erected or maintained in violation of this ordinance except for legal nonconforming signs. Thirty (30) days notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which said sign is located to remove the sign or to comply with this notice, the Township shall remove the sign. The Township shall also remove the sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the Township shall be assessed to the owner of the property on which such

sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge will be a lien on the property.

B. A sign shall be removed by the owner or lessee of the premises upon which the sign is located within thirty (30) days after the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Township shall remove it in accordance with the provisions stated in Section 13.11.A preceding. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs to advertise the type of business being conducted on the premises and provided the signs comply with the other provisions of this ordinance.