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PART 1
GENERAL PROVISIONS

§101. TITLE.

This Chapter shall be referred to as the "Sign Ordinance of Spring Township."

(Ord. 92-005, 11/2/1992, §15-1)

§102. PURPOSE.

The general purpose of the Chapter is to provide a safe, orderly and efficient means for the display of commercial, political or other informational advertisements within the Township. The Chapter is intended solely as a means for regulating the form or manner of display and is not meant as a restriction upon the contents of an advertisement.

(Ord. 92-005, 11/2/1992, §15-2)

§103. APPLICABILITY.

Signs for directional and informational purposes may be placed by any other governing body or authority and are not subject to the regulations of this Chapter.

(Ord. 92-005, 11/2/1992, §15-3)

§104. DEFINITIONS.

The following words and phrases, when used, shall have the meaning given in this Section:

GROUND POLE SIGN - a sign supported by one or more uprights, pedestals, poles or braces placed in or upon the ground.

HANGING SIGN - a sign that is hung from a ceiling or an overhead canopy.

ILLUMINATED SIGN - a sign that provides artificial light directly or through any transparent or translucent materials from a source of light connected with such sign, or a sign illuminated by a light focused upon or directed chiefly at the surface of the sign.

MONOLITH SIGN - a self-supporting sign with 50% or more of its horizontal dimension resting on the ground.

PERMANENT SIGN - any sign which is not a temporary sign.

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PREMISES - the area occupied by a business or other public enterprise.

PROJECTING SIGN - a sign which projects from and is supported by a wall of a building.

PROPERTY - an area of land, held in single and separate ownership, with a tax parcel code assigned, and may have one or more premises located on it; includes tract, parcel and lot.

ROOF SIGN - any sign erected and maintained upon or above the roof of any building.

SHOPPING CENTER - a group of two or more primary uses or structures used for retail sales and service occupying a lot in single ownership.

SIGN - any structure, device, light or natural object, including the ground itself, or any part thereof or any device attached thereto or painted or represented thereon, which shall be used to identify, advertise or attract attention to any object, product, place, activity, persons, institution, organization, firm, group, commodity, profession, enterprise, industry or business or which shall display or include any letter, word, model, number, banner, flag, pennant, insignia, device or representation used as an announcement, direction or advertisement, and which is intended to be seen from off the premises or from a parking lot. No indoor sign shall be deemed a "sign" within this Chapter.

SIGN AREA - the area of the smallest triangle, rectangle or circle which can wholly enclose the surface area of the sign. All visible faces of a multifaced sign shall be counted separately and then totaled in calculating "sign area." Three dimensional signs shall be treated as dual-faced signs, such that the total area shall be twice the area of the smallest triangle, rectangle or circle which can totally circumscribe the sign in the plane of its largest dimension.

SIGN OFFICER - the Planning/Zoning/Code Officer of Spring Township.

TEMPORARY SIGN - a sign constructed of cloth, canvas, fabric, wood or other similar material, with or without a structural frame, and intended for a limited period of display.

WALL SIGN - a sign which is attached directly to or painted upon a building wall and which does not extend more than 18 inches therefrom nor extend above the roofline.

(Ord. 92-005, 11/2/1992, §15-4)

PART 2

USE REGULATIONS

§201. COMPLIANCE REQUIRED.

The following regulations shall be observed in all districts.

(Ord. 92-005, 11/2/1992, §15-5)

§202. SIGNS PERMITTED IN ALL DISTRICTS.

Signs listed in this Section are permitted in all zoning districts and shall not require licenses or permits and they shall not be counted when calculating the number of signs on a property. However, such signs shall conform to the general regulations for signs enumerated in the remainder of this Part:

- A. Name and address of resident, but not to include any commercial advertising of not more than 2 square feet in sign area.
- B. No trespassing signs or other such signs regulating the use of a property, such as "no hunting," "no fishing," etc., of not more than 2 square feet in sign area in residential zones and 5 square feet in all commercial and industrial zones.
- C. Real estate signs not exceeding 5 square feet in sign area in residential and industrial zones and 25 square feet in all commercial and industrial zones, which advertise the sale, rental or lease of the premises upon which said signs are located. Such real estate signs shall be removed within 10 days after the premises advertised has been sold, rented or leased.
- D. Bulletin boards for public, charitable or religious institutions when located on the premises thereof and with a sign area of not more than 25 square feet if single faced nor more than 50 square feet if double faced, and if used exclusively for noncommercial announcement.
- E. Signs regulating onpremises traffic, parking or other functional subdivision, such as lavatory facilities, telephone, signs denoting other sections of a building such as lubrication, office, etc., when less than 5 square feet in area and bearing no commercial advertising.
- F. Signs erected by a governmental body or under the direction of such a body and bearing no commercial advertising, such as traffic signs, railroad crossing signs, safety signs, signs identifying public playgrounds, zoning requests and the like.
- G. Memorial signs or tablets and signs denoting the date of erection of buildings.

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- H. The flag, pennant or insignia of any government or of any religious, charitable or fraternal organization.
- I. Temporary signs no larger than 5 square feet in area advertising the sale of farm products produced on the premises or advertising auctions, special events of charitable, political or public service groups. Yard sales of not more than twice per year per property can also be permitted to put up the same type of temporary signs as above.
- J. Permanent residential and industrial development signs at major entrances designed to identify a residential subdivision, a commercial or industrial park and containing no commercial advertising.
- K. Signs identifying places of worship when located on the premises thereof.
- L. Signs identifying a golf course or a country club or other recreational facility when located on the premises thereof and containing no commercial advertising.
- M. On-premises signs for the professional use of a doctor of medicine, dentist, osteopath, chiropractor, lawyer, accountant, architect, engineer, clergyman or other licensed professional shall be limited to 2 square feet and have no commercial advertising. Within planned residential developments, signs which identify professional offices shall be restricted to directory signs located within the building.
- N. Wall signs denoting the name of an apartment building, community or municipal center or any similar enterprises, with a maximum size not to exceed 25 square feet. Within planned residential developments, wall signs shall be restricted to the main entrance of the building they identify.
- O. Political candidacy signs may be placed on private property, provided that the property owner has given permission and will remove the signs no later than 2 weeks after the election.

(Ord. 92-005, 11/2/1992, §15-6)

§203. SIGNS PROHIBITED IN ALL DISTRICTS.

The following signs shall not be permitted, erected or maintained in any district, notwithstanding anything else contained in this Chapter or elsewhere. Signs which are prohibited in subsections marked with an asterisk (*) shall be removed or brought into conformity with the provisions of this Chapter within 30 days after the Chapter is passed:

- A. Signs which incorporate in any manner any flashing or moving illumination or with illumination which varies in intensity or which varies in color and signs which have any visible moving part, visible revolving parts, visible mechanical movement of any description or other apparent visible movement

achieved by electrical pulsations or by actions of normal wind currents, except when not visible from motor vehicles traveling on public roadways. Hanging signs which simply swing in the wind and clocks and time-and-temperature signs and barber poles may be exempted, provided that they comply with all other provisions of this Chapter.

- B. Light sources which cast light on signs shall be shielded by opaque material so that the bulbs, floodlights or tubes are not visible off the property on which the signs are located.
- C. Any sign or sign structure which constitutes a hazard to public safety or health.*
- D. Signs which by reason of size, location, content, coloring or manner of illumination obstruct the vision of drivers or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets and roads.*
- E. Any sign which obstructs free ingress to or egress from a fire escape, door, window or other required exitway.*
- F. Signs which make use of words such as "stop," "look," "one-way," "danger," "yield" or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead or confuse traffic.*
- G. Any obsolete sign (this also includes the structural members of the sign) which no longer advertises a bona fide business conducted or a product sold.*
- H. Signs on public property or public rights-of-way unless erected by a governmental body or unless required to be so located by order of a governmental body. No sign located on public property or a public right-of-way shall bear any commercial advertising or announcement.*
- I. Signs painted on, attached to or supported by a utility pole, tree, stone, cliff or other similar object, except signs permitted under §202(I).
- J. String lights, other than holiday decorations, which are unshielded from off the property on which they are located.
- K. Search lights, pennants, banners, spinners and streamers, except for occasions such as grand openings and then only with special permission of the Planning/Zoning/Code Officer. Use shall be limited to a 15 day period.

(Ord. 92-005, 11/2/1992, §15-7)

§204. DIRECTIONAL SIGNS.

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In addition to the general provisions of this Chapter, the following regulations shall apply to all directional signs:

- A. Signs may be erected along major roadways to direct vehicles or pedestrians to premises in locations far removed from or not easily seen from major roadways.
- B. Directional signs shall be ground pole signs with a maximum area of 10 square feet on a single faced or 20 square feet on a double faced sign.
- C. The content of directional signs shall be limited to the name of the establishment and direction and distance information.
- D. Directional signs shall not be located more than 500 feet from an entrance or other roadway leading to the advertiser and shall be located on the same side of the major roadway and shall be located in advance of such roadway or entrance and on that side of the major highway which is occupied by traffic to which direction is being conveyed.
- E. No more than two individual signs shall be erected within the permitted area, and these shall all be attached to a single ground support structure. When more than two directional signs are requested at a single location, all information shall be combined in one sign which shall not exceed an area of 25 square feet for a single faced sign nor 50 square feet for a double faced sign.
- F. The longest dimension of a directional sign shall not exceed two times its shortest dimension and such sign shall exhibit a light background with contrasting dark border.

(Ord. 92-005, 11/2/1992, §15-9)

§205. REAL ESTATE DEVELOPMENT SIGNS.

In addition to the general provisions of this Chapter, the following regulations shall apply to all real estate development signs and only developments that have been given final plan approval by the Spring Township Supervisors may erect signs under this Section:

- A. The use of real estate development signs shall be limited to those developers or owners having for sale a minimum of six lots in one subdivision.
- B. Such signs must be located on the property which is for sale.
- C. Such signs may advertise only the subdivision in which the sign is located and not the sale of lots elsewhere or the realtor's, developer's or landowner's business in general. The content of such signs shall be limited to the name of the development, the developer's name and the telephone number of the developer or his sales agents.

- D. Such signs shall conform to relevant setback line requirements. If any person shall use more than one sign for the same development or area, no two signs shall be closer to each other than 1,000 feet measured in a straight line between said signs.
- E. The maximum sign area of any such single faced sign shall be 32 square feet, and for any such double faced sign, 64 square feet. No part of such sign shall be more than 10 feet above grade nor in excess of 12 feet in any dimension.
- F. Artificial illumination of signs is prohibited.

(Ord. 92-005, 11/2/1992, §15-10)

§206. PROFESSIONAL OCCUPATION SIGNS.

Professional occupation signs denoting only the name, office hours, symbol and/or profession of an occupant and not exceeding one sign per occupant and not exceeding 5 square feet per occupant shall be permitted. The total area for all such signs shall not exceed 25 square feet per building.

(Ord. 92-005, 11/2/1992, §15-11)

§207. SHOPPING CENTER SIGNS.

In addition to the general provisions of this Chapter, the following regulations shall apply to shopping centers:

- A. Only ground pole signs which bear the name of the shopping center may be erected on the lands occupied by the center, subject to the provisions of §211(C).
- B. Signs identifying individual businesses shall be erected in accordance with the provisions of this Chapter and shall be limited to the maximum sign area limited to 2 square feet per frontage of each individual business (maximum 200 and minimum 20), out parcel business will be in accordance with this provision also. On a corner store, provided that both sides are frontage, the business can elect the largest number of square feet.

(Ord. 92-005, 11/2/1992, §15-12)

§208. SIGNS IN RESIDENTIAL DISTRICTS.

In R-1, R-2, R-3, R-4 and VR Residential Districts:

- A. All signs are prohibited except signs listed in §202, signs of a home occupation and signs of commercial establishments.

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- B. Home occupation signs are limited to 5 square feet per side and one sign per property.
- C. Illuminated signs are prohibited except for signs of name and address, doctors' offices, places of worship, commercial establishments and of public safety.
- D. Regardless of anything else in this Chapter, no sign may be erected or maintained which exceeds 25 square feet of area on a single faced or 50 square feet of area on a double faced sign.

(Ord. 92-005, 11/2/1992, §15-13)

§209. SIGNS IN PLANNED RESIDENTIAL DEVELOPMENTS.

- 1. The following signs are permitted within planned residential developments:
 - A. Permanent residential signs at the major entrances to a planned residential development (PRD) shall be limited to the descriptive name of said PRD and contain no commercial advertisement (e.g., Pleasant Hills Planned Residential Community).
 - B. Signs identifying recreational facilities when located on premises thereof and containing no commercial advertisements.
 - C. Wall signs denoting the name of an apartment building, office building, community or municipal center or similar enterprise and containing no commercial advertisements. Maximum size shall not exceed 25 square feet and all wall signs shall be limited to the main entrance of said building(s).
 - D. Directional signs which identify the general direction of apartment buildings, office buildings, community or municipal centers or similar enterprise and recreational facilities, provided that such signs are located at an interior intersection of the development.
 - E. Directory signs are permitted within planned residential developments, provided that such signs are located within the building they serve.
- 2. Other Restrictions.
 - A. Within planned residential developments, business signs or displays shall not be visible from the outside of any building.
 - B. In addition to the provisions set forth in this Section, all other regulations which apply to signs throughout the Township shall also apply to signs in planned residential developments.

(Ord. 92-005, 11/2/1992, §15-14)

§210. SIGNS IN HISTORIC AREAS.

These regulations shall apply to any property listed on the National Register of Historic Places or to any property or portion thereof located within 500 feet of such historic property:

- A. No ground pole sign shall exceed a height of 12 feet measured from grade level directly below the face of the sign to the highest part of the sign.
- B. Signs illuminated by other than direct incidental lighting are prohibited.

(Ord. 92-005, 11/2/1992, §15-15)

§211. AREA AND NUMBER REGULATIONS FOR NONRESIDENTIAL DISTRICTS.

In F, S, VC, C and I Districts, the following regulations shall apply:

- A. Number and Signs Per Property. No more than five signs may be erected or maintained on any property at any one time, except that when a property is located on a corner lot and has public entrances on two or more public ways, or where a building has both a front and a rear public entrance, one additional sign may be erected. In calculating the total number of signs, both permanent and temporary signs shall be combined in the total. A double faced sign shall count as a single sign. Signs enumerated in §202 shall not be counted in calculating the total.
- B. Height of Signs. No sign or any part thereof, including braces, supports or lights, shall exceed a height of 25 feet. Height shall be measured from grade level directly below the face of the sign to the highest part of the sign.
- C. Sign Area.
 - (1) The total sign area per property, including both permanent and temporary signs, shall not exceed 2 square feet per linear front foot of main building, or 1 square foot per linear front foot of the lot, or the sign area depending on the lot area, calculated at the rate of 200 square feet of signage per acre of lot, whichever is larger.
 - (2) The total area of all signs on a property, excluding signs in §202, may not exceed 200 square feet.
 - (3) No property shall be limited to less than 20 square feet.
- D. Content of the Largest Sign on a Property. The largest sign on a property shall not advertise any particular article of merchandise unless it is the principal product sold or manufactured on the premises.

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(Ord. 92-005, 11/2/1992, §15-16)

PART 3

TYPES OF SIGNS

§301. REGULATIONS FOR PARTICULAR SIGN TYPES.

In addition to the general provisions of this Chapter, specific signs shall be subject to the following regulations:

A. Projecting Signs.

- (1) No projecting sign shall project more than 5 feet beyond the building line in the direction of the street, nor shall any portion of a projecting sign be closer than 2 feet to the plane of the vertical face of the street curb or curbline.
- (2) No portion of any projecting sign shall be less than 10 feet above grade level.
- (3) No single face of a projecting sign shall exceed 15 square feet in sign area.
- (4) No projecting sign shall have a vertical dimension greater than 6 feet.
- (5) There shall be no more than one projecting sign for any property unless the property is located on a corner lot or has public entrances on two or more public ways, in which case one projecting sign may be erected for and toward each public way.

B. Wall Signs.

- (1) No wall sign shall extend above the top of the wall upon which it is placed.
- (2) No wall sign or any part thereof shall project more than 12 inches from the wall upon which it is mounted. If external lighting is used, reflectors must be 10 feet above the surface of the sidewalk, equipped with wire mesh guards, and no part may extend more than 2 feet from the wall of the building.
- (3) No wall sign shall extend beyond the left and right extremities of the wall to which it is attached.

C. Ground Pole Signs.

- (1) Every ground pole sign and all parts, braces and supports thereof shall be located entirely behind the property line and shall not project over the public right-of-way or other adjoining lands.

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- (2) No ground pole sign shall be larger than 32 square feet in sign area for a single faced sign, nor larger than 64 square feet in sign area for both faces combined, nor in excess of 12 feet in any dimension of the sign face.
- (3) A property may erect and maintain one projecting sign or one ground pole sign, but not both. However, no individual business or other enterprise within a shopping center may erect or maintain a ground pole sign.
- (4) Notwithstanding any other provision of this Chapter, for any property located on a corner lot or having public entrance to two or more public ways, one ground pole sign may be erected for and toward each public way.

D. Roof Signs.

- (1) When viewed from a distance of 50 feet directly in front of the sign surface and at a point 5 feet above ground level, a roof sign shall exhibit a background which contains no structural support other than that portion of the building which supports the sign.
- (2) No more than one roof sign may be erected or maintained on a single premises.

E. Monolith Signs. Monolith signs higher than 3 feet above grade may be no closer than 15 feet to the property line.

(Ord. 92-005, 11/2/1992, §15-17)

PART 4

PERMIT PROVISIONS

§401. CLASSIFICATION OF SIGNS.

All signs shall be classified as either temporary or permanent and shall be subject to the following regulations.

(Ord. 92-005, 11/2/1992, §15-18)

§402. PERMANENT SIGNS.

1. Prior to placing a sign not exempt in §202, an application must be submitted to the Sign Officer on forms provided by Spring Township. If the application is approved, a permit fee is to be paid and the applicant may place the sign. Ground pole signs with artificial illumination internally or externally require a building permit before such signs may be placed.
2. After the sign is in place, the Sign Officer will inspect the sign and, if it complies with the appropriate ordinances, will prepare a sign permit.
3. Any sign altered structurally or moved will be considered a new sign and is subject to the application, permit requirements.
4. The owners of signs which are in place at the time of passage of this Chapter shall, within 60 days, make application for a sign permit. The Sign Officer shall inspect the sign and, if it is not exempt by §202, or prohibited by §203, shall charge a permit fee and issue a permit.
5. Existing signs at the time of passage of this Chapter which do not comply with this Chapter shall be repermited only so long as the sign is not structurally altered nor moved nor damaged more than 70% of its face or structure. Following any one of the above, the sign must be placed in compliance with this Chapter.
6. Permit fees will be set by resolution of the Spring Township Supervisors.

(Ord. 92-005, 11/2/1992, §15-19)

§403. TEMPORARY SIGNS.

1. Prior to placing a sign not exempt in §202, an application must be submitted to the Sign Officer on forms provided by Spring Township. If the application is approved, the permit fee is to be paid and the applicant may place the sign.

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2. After the sign is in place, the Sign Officer will inspect the sign and, if it complies with the appropriate ordinances, he will issue a sign permit, valid for 90 days, which may be renewed at the discretion of the Sign Officer.
3. Size, content and location of a temporary sign may be varied at any time so long as the variations remain within the restrictions of this Chapter.
4. Permit fees will be set by resolution of the Spring Township Supervisors.

(Ord. 92-005, 11/2/1992, §15-20)

PART 5

SAFETY AND MAINTENANCE

§501. COMPLIANCE WITH APPLICABLE STANDARDS.

Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems, shall be constructed and maintained in compliance with the building, electrical and fire prevention codes as they now exist or as they may hereafter exist. All signs and all parts thereof shall be kept in a good state of repair and maintenance.

(Ord. 92-005, 11/2/1992, §15-21)

PART 6
ENFORCEMENT

§601. ENFORCING OFFICIAL; DUTIES.

The Planning/Zoning/Code Officer shall examine all applications for permits for erection of signs and issue permits for new signs and for continued use of signs which conform to the requirements of this Chapter. He or she shall record and file all applications for permits with any accompanying plans and documents, make an annual inspection of all signs in the Township and make such reports as the Township may require. An inventory of all nonconforming signs shall be made by the Planning/Zoning/Code Officer.

(Ord. 92-005, 11/2/1992, §15-22)

§602. VIOLATIONS AND PENALTIES.

Violations of this Chapter shall be considered violations of the Township Zoning Ordinance [Chapter 27], and penalties for such violations shall be the same.

(Ord. 92-005, 11/2/1992, §15-23)

§603. ENFORCEMENT PROCEDURE.

This Chapter shall be enforced by the Planning/Zoning/Code Officer in accordance with the provisions of this Chapter.

(Ord. 92-005, 11/2/1992, §15-24)

§604. VARIANCES.

The Zoning Hearing Board may grant variances from this Chapter. The procedure for granting variances shall be governed by the Zoning Ordinance [Chapter 27]. The Zoning Hearing Board shall have the power to hear and rule on appeals from decisions of the Planning/Zoning/Code Officer. Such appeals must be filed with the Zoning Hearing Board within 30 days of the Planning/Zoning/Code Officer's decision.

(Ord. 92-005, 11/2/1992, §15-25)

