

128 – SIGNS

All signs permitted are classified as to purpose according to one of the following types: business signs and incidental signs. No sign shall be constructed which does not conform to the Development Standards for its type for the zoning district in which it is proposed, and to the general regulations for all signs. Prior to erecting or replacing a sign, a zoning certificate must be obtained.

128.1 BUSINESS SIGNS:

128.1.1 Platted Subdivisions: The following development standards shall apply only to the residential subdivisions, the plats of which have been recorded or conditionally and/or finally approved by the proper commission prior to recording.

128.1.1.1 One business sign structure identifying and/or providing information regarding the subdivision shall be permitted at the main entrance to such subdivision.

128.1.1.2 One additional business sign structure identifying and/or providing information regarding the subdivision shall be permitted at each of not more than two (2) auxiliary subdivision entrances, provided such entrances front on separate collector streets or thoroughfares. Such business sign structures may contain two (2) facings, provided such facings are within fifteen (15) degrees of parallel of each sign face.

128.1.1.3 The maximum size of each such business sign shall be a total of thirty two (32) square feet in surface area, regardless of shape.

128.1.1.4 The maximum height of each such business sign shall be ten (10) feet above grade level.

128.1.1.5 No sign shall be located on a building in a subdivision.

128.1.1.6 One sign, not exceeding six (6) square feet in surface area, may be erected for each dwelling that is used for display or as a model home, and the sign may be located in the required front yard of the lot containing such dwelling.

128.1.1.7 Business signs permitted in Section 128.1.3 and 128.1.7 shall be removed within eighteen (18) months after the issuance date of the sign improvement location permit therefore, or when all lots within the subdivision have been sold, whichever occurs first; provided however, that an eighteen (18) month extension shall be permitted if two or more lots remain unsold eighteen (18) months after issuance date.

128.1.1.8 Business signs permitted in above shall be removed when a display or model home is no longer so used.

128.2 COMMERCIAL DISTRICTS P-1, B-1, B-2 and B-3:

The following types of signs shall be permitted in commercial districts, ground or pole signs, projecting signs, wall signs, temporary portable advertising signs, incidental signs, directional signs, real estate signs, and political signs.

128.2.1 The maximum sign face area of any ground or pole mounted sign for a single business located on a single lot shall be in accordance with the following schedule:

ROAD FRONTAGE	MAXIMUM SIGN FACE AREA (SQ. FT.)	NUMBER OF SIGNS PERMITTED
0 - 99 ft.	40	1
100 ft. to infinity	60	1

128.2.2 The maximum sign face area of all ground or pole mounted signs for multiple businesses or commercial plaza located on a single lot shall be in accordance with the following schedule:

ROAD FRONTAGE	MAXIMUM SIGN FACE AREA (SQ. FT.)	NUMBER OF SIGNS PERMITTED
0 - 99 ft.	40	*
100 ft. - 199 ft.	80	*
200 ft. - 299 ft.	120	*
300 ft. to infinity	160	*

Only one sign permitted per business

The above maximum sign face area requirements for a multiple business lot or commercial plaza is the total allowed for all the signs combined on a single lot. In multiple business or commercial shopping plazas, all signs must be mounted on the same sign support structure.

128.3 LIGHT MANUFACTURING DISTRICT M-1:

128.3.1 Contents and uses permitted. Only real estate and development signs, informational signs, service and industrial signs, and temporary or portable signs.

128.3.2 Design permitted. Flat or wall signs, projecting signs, or ground signs

128.3.3 Area of sign. The total area of all permanent signs for each office, store, or assembly building or other use, shall not exceed the number of square feet indicated in the following table. The sign shall not exceed a maximum of 100 square feet.

MAXIMUM AREA - ALL SIGNS IN M-1

FRONTAGE OF BUILDING	MAXIMUM SQ. FT. PERMITTED
Under 15 feet	30
15 - 19	35
20 - 24	40
25 - 29	45
30 - 34	50
35 - 39	55
40 - 44	57.5
45 - 49	60
50 - 54	62.5
55 - 59	65
60 - 64	67.5
65 - 69	70
70 - 74	71.5

Each additional 5 feet of frontage, or fraction thereof, shall not exceed 100 feet - 1.5 ft.

128.4 TEMPORARY PORTABLE ADVERTISING SIGNS: Temporary portable advertising signs, including banners, that are mounted or suspended on wheels, runners, casters, parked trailers, parked licensed and operable vehicles, or other mobile or portable devices, shall be permitted in all districts of Madison Township. A zoning permit must be obtained from the Zoning Inspector prior to the use of a temporary portable advertising sign.

These signs shall be set back out of the road right of way area and shall be permitted for an on-site business for a thirty (30) day period after which they must be removed and another temporary portable advertising sign will not be allowed for sixty (60) days thereafter. The only exception to the above will be newly established businesses that will be given the option to apply for a permit for one hundred twenty (120) consecutive days without removing the sign. After the one hundred twenty (120) days has expired, a business cannot apply for another temporary portable advertising sign for a period of nine (9) months.

No temporary portable advertising sign shall be allowed to exceed a twenty (20) square foot face area, regardless of shape. No off-site temporary signage use shall be permitted. Only one temporary portable advertising sign per business shall be approved for use during the allotted time frame. At no time shall the sign be allowed to use lights that flash, have a rotating beam, or have a strobe effect, other than lights used to create messages on message boards.

128.5 LAND MARKING AND SYMBOLIC STRUCTURES:

128.5.1 Land marking or symbolic structures may be permitted in any district subject to a Conditional Use Permit granted upon specific approval of the design of each such structure for each location. (See Section 142)

128.5.2 In commercial districts, the total area of all facades shall not exceed ten percent (10%) of the area of the zoning lot on which to be located.

128.6 PROJECTING SIGNS:

128.6.1 In commercial and industrial zones, not more than one projecting sign structure shall be allowed for each grade level use.

128.6.2 The maximum surface area of projecting signs shall be as follows: one square foot of sign area for every foot of building frontage, but not to exceed forty (40) square feet per side unless further limited by these regulations. (One side of a projecting sign shall be considered in computing total allowable sign surface area.)

128.6.3 No projecting sign structure shall project closer to an imaginary perpendicular vertical plan at the street right of way line and in no case shall the sign structure extend more than eight (8) feet from or beyond its supporting buildings, structure, or column. No projecting sign structure or sign (except for the supporting building, structure or column) shall be, at its lowest point, less than nine (9) feet above grade level.

128.6.4 No sign structure, except a projecting sign structure, attached to the wall of the building, shall extend more than eighteen (18) inches horizontally from such a wall line of such building.

128.7 SIGNS ATTACHED TO WALLS:

128.7.1 No sign or sign structure attached to a wall or building in a commercial or industrial district shall extend more than six (6) feet above the roof or line of such building.

128.7.2 If a street elevation to which a sign is oriented is more than ten (10) feet greater than the grade elevation at the base of the sign structure, the street centerline elevation may be used in determining the permitted height; however, in no case shall height above grade elevation at the base of the sign structure exceed eight (8) feet. This provision shall apply to all sign structures erected upon the ground.

128.8 ILLUMINATION:

128.8.1 In commercial and industrial districts, signs may be illuminated by exposed lamp, luminous palen, silhouette or floodlighting, and may be animated, with luminosity not to exceed seven hundred (700) lamberts per square foot of sign face. In industrial districts signs may, in addition, be flashing. Light reflectors may not extend more than twelve (12) feet from the face of the sign.

128.8.2 No sign of any kind shall be illuminated in such a way that the open unshielded source of light is visible, directly or by reflection, from any premises other than those on which the sign is located, or from any public road.

128.9 INCIDENTAL SIGNS ALLOWED ON ANY ZONING LOT AS A PROPERTY RIGHT:

128.9.1 Signs of duly constituted governmental bodies, including traffic or similar regulatory devices, legal notices, or warning at rail crossings.

128.9.2 Address signs, not more than one for each street frontage of each principal use on a lot and none exceeding one hundred forty-four (144) square inches in surface area, showing only the numerical address designations of the premises upon which they are situated.

128.9.3 Signs posted in conjunction with mailboxes or doorbells shall not exceed three (3) square feet in surface area.

128.9.4 The name and type of a permitted home occupation and not exceeding three (3) square feet in surface area.

128.9.5 Flags or emblems of political, civic, philanthropic, education or religious organization.

128.9.6 Memorial plaques, cornerstones, historical tablets and the like.

128.9.7 Instructional signs conveying instruction with respect to the premises on which maintained such as an entrance to a parking area, danger area, trespassing.

128.9.8 Temporary Construction Signs – One temporary sign not to exceed 6 square feet in size can be erected on each lot frontage used to announce construction, remodeling, rebuilding, or work performed on site without the need of a zoning permit. Signs exceeding 6 square feet in size shall be allowed once a zoning certificate has been obtained and the fees of \$5.00 per each square foot or portion thereof over 6 shall apply. Signs shall be removed within ten (10) days upon completion of the indicated purpose. It shall be the joint responsibility of the property owner and the company performing work to ensure the company has obtained the permit.

128.9.9 Charitable Organization's On-Site Temporary Signs – One (1) additional permanent on-site announcement sign not to exceed 32 square feet in area, indicating events and persons associated therewith, pertaining to campaigns, drives, or events of a civic, philanthropic, educational, or religious organizations may be allowed to be erected in conjunction with a valid, no fee zoning certificate. In addition, the listed organizations are allowed to use an additional temporary sign for the purpose of announcing additional events, drives, or activities but only upon a paid zoning certificate being obtained and used as allowed by Section 128.4 guidelines.

128.9.10 Political Signs shall be administered as Temporary Yards Signs.

128.9.11 Political Action Signs shall be administered as Temporary Yard Signs.

128.9.12 Temporary Yard Signs may be displayed on any occupied lot in any zoning district or vacant lot with property owners written permission. A Temporary Yard Sign shall not be placed closer than (15) fifteen feet from the traveled portion of the road and outside the road right-of-way, and shall not be placed upon buildings, trees, utility poles, public benches or other such structures. A Temporary Yard Sign that advertises a business, service, or special event shall not be displayed more than 30 days in a calendar year on any lot. This does not apply to a business sign for a “Home Occupation” business. No zoning permit is required for a Temporary Yard Sign.

128.9.13 Permanent directional signs located within one hundred (100) feet of the intersection of a county road with a state highway or of a township road with a county road, and pertaining to a business located on the county road or township road respectively, may be located not less than ten (10) feet from the right of way line of either road, provided no such sign exceeds ten (10) square feet in area. Written permission from the property owner and a zoning certificate shall be required before erection.

128.9.14 Permanent direction signs and identification signs in the S-1 districts shall be permitted and shall not exceed thirty (30) square feet in area. Signs must be a minimum of five (5) feet behind the road right of way.

128.9.15 A charitable organization may display off site signs announcing events and activities of the organization. A “charitable organization” is any religious, educational, veterans, fraternal, senior citizens, youth athletic, amateur athletic or volunteer firefighter rescue service organization that is exempt from taxation under the Federal Internal Revenue Code. Said signs may be located on any occupied lot with written permission of the property owner, shall have no more than two (2) faces, shall not exceed sixteen (16) square feet of sign face, shall not exceed forty-two (42) inches in height, shall not be located in any road right-of-way, shall not impair traffic or pedestrian visibility, shall not be illuminated, shall not have flags, banners, pennants, or balloons attached, and shall not be displayed for more than one (1), thirty (30) day period or two (2), fifteen (15) day periods per year. Said signs shall not be erected until the Zoning Inspector approves the placement of the sign and receives a twenty-five dollar (\$25.00) refundable deposit. Said deposit shall be returned if the sign is removed upon expiration of the permit and the placement did or does not violate set back requirements.

128.10 REGULATIONS AS TO LOCATION:

128.10.1 The maximum height of business sign structures shall not exceed twenty-four (24) feet above the grade level at the base of such sign structure except as stated in 128.7.2.

128.10.2 All signs erected must be located behind the road right of way of the particular road in which they are located. The only exceptions will be publicly owned signs, such as traffic control signs and highway directional signs.

128.11 GENERAL REGULATIONS OF ALL SIGNS: Any existing sign or sign structure shall comply with the following regulations:

128.11.1 An existing sign or sign structure shall be removed within thirty (30) days of the date of the legal adoption of these regulations if it meets ANY of the following descriptions (Other than official highway markers placed within any street or highway right of way):

128.11.1.1 Any sign erected or constructed at any location where it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device, or any street highway or railroad intersection or grade crossing.

128.11.1.2 An Animated Sign that includes or consists of visible moving parts, visible mechanical movements of any description, or other apparent visible movement achieved by any means that move, has osculating lights, a rotation beam, a beacon or flashing illumination resembling an emergency light of any type.

128.11.1.3 A Balloon Sign advertising a business or service is prohibited in all zoning districts.

128.11.2 Any legally established non-conforming sign and/or sign structure shall be permitted to continue including necessary maintenance without alteration in size or location for a maximum of five (5) years from the date of legal adoption of these regulations, except that if the sign is damaged to the extent exceeding two thirds (2/3), of either its facing or its replacement value, it shall not be rebuilt.

128.11.3 All signs and sign structures shall be kept in repair and in a proper state of preservation. Signs which do not conform to this requirement shall be removed or relocated in compliance with the provisions of these regulations within thirty (30) days following such dysfunction.

128.11.4 No permanent sign or sign structure shall be placed on private or public property without the written consent of the owner or agent thereof.

128.11.5 Signs located on a building shall not project into any required building setback area for more than eighteen (18) inches.

128.11.6 Signs may be illuminated and may indicate the name and/or address and nature of the business use.