

ARTICLE XXII - SIGN AND BILLBOARD REGULATION

SECTION 22.01 - PURPOSE: The purpose of this sign regulation is to promote and protect the public health by regulating existing and proposed outdoor signs of all types. It is intended to protect values, create a more attractive economic and business climate, enhance and protect the physical appearance and preserve the scenic and natural beauty of the communities and countryside, reduce sign distraction and obstructions that may contribute to traffic accidents, provide more open space and generally curb the deterioration of the natural environment.

SECTION 22.02 - PERMITTED SIGNS - NO PERMIT REQUIRED: The following signs shall be permitted in the township subject to the regulations set forth herein. No zoning permit shall be required for any sign constructed or erected under the terms of this Section.

- a) **Signs for Sale, Lease, or Rent** of the premises on which the sign is located. Not more than two (2) signs shall be displayed on any lot or parcel. Such signs shall not be illuminated and shall not exceed six (6) square feet of area per side with not more than two (2) sides, or signs of the same size identifying the builder or contractor. All such signs shall be removed within thirty (30) days after occupancy by the purchaser.
- b) **Signs for Home Occupations** - One (1) sign per residence shall be permitted in any residential district for the purpose of announcing a home occupation which has complied with all conditions imposed by the Board of Zoning Appeals.
- c) **Name and Address of Occupant** of property provided that such sign is not more than six (6) square feet in area per side and is located outside the easement or right-of-way of any road. Not more than one sign shall be permitted.
- d) **Political Signs** - The erection of political signs should be permitted in any district of the township provided that said signs:
 - 1) are located outside the right-of-way limits of the road and do not interfere with visibility of vehicular traffic entering or leaving the highway.
 - 2) are removed within fifteen (15) days following elections, except by winning candidates following primary elections.
 - 3) are capable of posting and removal without destruction of public or private property.
 - 4) designate the name and address of the person charged with removal of the sign.

- e) **Temporary Signs** announcing special public or institutional events. Said signs shall not be placed within the easement or right-of-way of any road. Such signs shall not exceed thirty-two (32) square feet in area per side and shall not be permitted more than thirty (30) days prior to the planned event nor more than seven (7) days after said event. Such sign shall designate the name and address of the person charged with the duty of removing said sign.
- f) **Farm Signs** denoting the name and address of the occupants, denoting produce or products for sale on the premises and denoting membership in organizations. No more than one (1) sign of any type may be permitted and it shall be located outside the road right-of-way. Advertising signs may not exceed thirty-two (32) square feet of area per side and all other signs shall be limited to six (6) square feet per side.
- g) **Signs** not having more than ten (10) square feet of display area on or over a shop window or door of a store or business establishment, announcing without display or elaboration, only the name of the proprietor and the nature of his business.
- h) **Neon "Open" Signs** - A business or use located in a non-residential district may have one (1) neon or light emitting diode (LED) lighting "Open" sign. Such sign shall indicate only the word "Open," shall not exceed two (2) feet by one (1) foot in size, and shall be limited to a maximum of two (2) colors.
- i) **Garage Sale or Yard Sale Signs** – Signs advertising the conducting of the casual sale of goods in what is commonly referred to as a garage sale or yard sale provided that:
 - 1) Such signs are located on the lot or parcel upon which the sale is being conducted and/or, if that lot or parcel is located within a subdivision, at the entrance(s) of the subdivision within which the lot or parcel is located.
 - 2) Such signs are located:
 - (a) Outside the right-of-way limits of the road and at least twelve (12) feet from the edge of the pavement; or
 - (b) Outside the right-of-way limits of any road and within a landscaped area at an entrance of the subdivision within which the lot or parcel upon which the sale is being conducted is located.
 - 3) Such signs are not placed on the landscaped island of a boulevard entry to a subdivision.

- 4) Not more than one such sign is displayed on any lot or parcel.
- 5) Each such sign designates the name and address of the owner.
- 6) Such signs are not attached to governmental signposts or utility poles and are not otherwise prohibited signs as provided in Section 22.05 of this zoning resolution.
- 7) Such signs are not illuminated, do not exceed six (6) square feet of area per side and do not have more than two (2) sides.
- 8) Such signs are only displayed in conjunction with a lawfully conducted garage sale or yard sale and are only displayed for the period of the sale, after which time it shall be removed by the owner.

j) Real Estate Open House Signs advertising the conducting, on a single day, of what is commonly referred to as an open house in regard to efforts to sell, lease or rent a premises provided that:

- 1) Such signs are located on the lot or parcel upon which the open house is being conducted or, if that lot or parcel is located within a subdivision, at the entrance(s) of the subdivision within which the lot or parcel is located.
- 2) Such signs are located:
 - (a) Outside the right-of-way limits of the road and at least twelve (12) feet from the edge of the pavement; or
 - (b) Outside the right-of-way limits of any road and within a landscaped area at an entrance of the subdivision within which the lot or parcel upon which the open house is being conducted is located.
- 3) Such signs are not placed on the landscaped island of a boulevard entry to a subdivision.
- 4) Not more than one (1) such sign is displayed on any lot or parcel.
- 5) Each such sign designates the name and address of the owner.
- 5) Such signs are not attached to governmental signposts or utility poles and are not otherwise prohibited signs as provided in Section 22.05 of this zoning resolution.
- 7) Such signs are not illuminated, do not exceed six (6) square feet of area per side and do not have more than two (2) sides.

- 8) All such signs are removed at the end of the day of the open house.
- k) Non-Illuminated Window Signage** - A business or use located in a commercial or industrial district may have non-illuminated window signage, provided that the combined area of all such signage in a window does not exceed a maximum of twenty-five percent (25%) of the window area. The area of the signage shall be determined as the area of the smallest rectangle which encompasses the entire message portion of the signage on the window, whether in writing, logo, graphic or other descriptive form. The area of this signage shall be included in the calculation of, and subject to the limitation on, the maximum aggregate sign area or display surface established in Section 22.06 j) of this resolution. This signage shall also be subject to the balance of the provisions of Section 22.06 of this resolution.

SECTION 22.03 - PERMITTED SIGNS - PERMIT REQUIRED: The following signs shall be permitted in areas clearly delineated herein and subject to the reasonable regulations set forth herein.

- a) Vehicular Signs** - Directional or other incidental signs pertaining to vehicular or pedestrian control on private property shall be permitted provided the said signs:
- 1) Are located outside the right-of-way of any public street or road;
 - 2) Do not interfere or obstruct visibility when entering or leaving said property;
 - 3) Do not exceed three (3) square feet of area per side;
 - 4) Do not exceed three (3) feet in height;
 - 5) Display only:
 - (a) The name and/or address of the business establishment;
 - (b) The words “enter” or “exit;”
 - (c) Text and/or arrows indicating the direction or purpose of travel; and/or
 - (d) Logos or trademarks of the business establishment.
 - 6) Have no more than two (2) sides.
 - 7) Are unlit or lighted only by means of internal illumination.

- b) Outdoor Advertising or Billboards** for one or more products or services not located upon the premises on which the sign is located shall be classified as a business use and shall be permitted in all commercial and industrial districts and/or lands used for agricultural purposes subject to regulations set forth herein.
- 1) No billboard shall exceed three hundred (300) square feet in total area nor have more than two (2) sides or surfaces, and the display area of any one (1) side or surface does not exceed one-half of the total display area permitted.
 - 2) No billboard shall exceed fifteen (15) feet in height nor have a length in excess of four (4) times the height of the sign face.
 - 3) The use shall comply with the general regulations set forth in other provisions of this Resolution and article.
 - 4) All billboards shall be located in compliance with all state and federal regulations controlling the same.
 - 5) All billboards shall be located behind the building set back lines established for the district in which the sign is located.
 - 6) No billboard or outdoor advertising sign shall be located nearer than twenty-five (25) feet to any side lot line.
- c) Commercial or Industrial Display Signs** - All display signs shall be mounted on the building which houses the business establishment advertised by such signs, except as otherwise specifically authorized by this Resolution.
- 1) Such signs shall be located on or along a wall of such building which faces a street, parking lot or service drive, and shall be located no more than fifteen (15) feet above finished grade or the height of the ceiling of the first floor of the building, whichever is less.
 - 2) Signs may be erected on a wall which is an extension of a building wall which faces a street, parking lot or service drive, provided that the design and construction of such extension are architecturally compatible with the building, that such wall does not extend beyond any required building setback line and does not exceed twelve (12) feet above finished grade in height or the height of the ceiling of the first floor of the building to which such extension wall is attached, whichever is less. The display area of the sign must be located either on the wall or extension; it may not be located on both.

- 3) All such signs shall be parallel to the wall on which they are installed, and shall not project more than eighteen (18) inches from such wall, it being hereby intended to prohibit signs projecting outward from the wall, at right angles or otherwise, except as follows:
 - (a) Signs may be installed on an attached canopy, roof, or marquee which projects beyond the building over a walk or yard, provided that no part of such signs may extend above such canopy, roof or marquee.
 - (b) One sign, not more than fifteen (15) inches in height and five (5) square feet in area, projecting outward from the building wall not more than three (3) feet, may be erected at each entrance to such building, and the area of such signs shall not be included in determining the aggregate sign area of such building.
- 4) No part of any sign shall be less than eight (8) feet above the sidewalk or ground level, if such projects forward of the wall on which it is mounted to such an extent as to constitute a hazard or inconvenience to pedestrian or vehicular traffic. No part of any sign shall be closer to either end of the building face, (including any wall extension), on which it is erected than eighteen (18) inches. Where more than one sign is erected on the same face of a building, there shall be a distance of at least three (3) feet between signs. Letters, numerals or other graphics attached directly to the building wall shall be considered a wall sign. Unlighted letter numerals or other graphics carved into the face of the building shall generally not be considered wall signs, unless they are over nineteen inches high, or one inch thick, or the color contrasts with that of the building. Super-graphics (large scale painted graphic devices) and architectural detailing which has a graphic or signage function, which are painted upon a building, shall be subject to regulation as a wall sign.
- 5) No display sign shall exceed three hundred (300) square feet in area, except as hereinafter provided. If a building is located at least five hundred (500) feet from the right of way of U.S. Route 23, and within eight hundred (800) feet of the right of way of U.S. Route 23, a display sign having an area up to a maximum of four hundred eighty (480) square feet may be approved as a conditional use by the Board of Zoning Appeals upon its finding that such sign:
 - (a) Is necessary to the conduct of the business or use occupying the building; and
 - (b) Will not substantially alter the essential character of the neighborhood; and

- (c) Will not cause adjoining properties to suffer a substantial detriment.
- d) **Illuminated Window Signage** shall be permitted in all commercial and industrial districts, provided that the combined area of all such signage in a window, together with the combined area of all non-illuminated window signage in the window, does not exceed a maximum of twenty-five percent (25%) of the window area. The area of the total window signage shall be determined as the area of the smallest rectangle which encompasses the entire message portion of the signage on the window, whether in writing, logo, graphic or other descriptive form. The area of the illuminated window signage shall be included in the calculation of, and subject to the limitation on, the maximum aggregate sign area or display surface established in Section 22.06 j) of this resolution. This signage shall also be subject to the balance of the provisions of Section 22.06 of this resolution.
- e) **Monument Style Freestanding Signs Identifying Commercial or Office Complexes** - A monument style freestanding sign, which is defined as a sign directly supported by and affixed directly to a base having a width at least equal to that of the sign, with no intervening openings, supporting posts, poles, pillars, uprights or braces, may be permitted which identifies a commercial or office complex on the following conditions:
 - 1) The maximum height of such sign does not exceed eight (8) feet above the average grade of the site and the sign is located at the distance from any street right-of-way line, indicated below.
 - 2) The sign does not have more than two (2) sides or surfaces.
 - 3) The display area of any one side or surface does not exceed one-half of the total display area permitted.
 - 4) The total display area of all surfaces does not exceed thirty-two (32) square feet, or a maximum of sixteen (16) square feet per side or surface when the sign is located fifteen (15) feet from the primary frontage street right-of-way line. For each additional one (1) foot setback from the street right-of-way line, an additional eight (8) square feet of total display area (or maximum of four (4) square feet per side or surface) will be permitted up to a maximum of one hundred twenty-eight (128) square feet of total display area (or maximum of sixty-four square feet per side or surface), as indicated below:

Total Display Area (square feet)	Maximum Area per Side or Surface (square feet)	Required Setback from Front ROW Line (feet)
32 sq. ft.	16 sq. ft.	15 ft.
40 sq. ft.	20 sq. ft.	16 ft.
48 sq. ft.	24 sq. ft.	17 ft.
56 sq. ft.	28 sq. ft.	18 ft.
64 sq. ft.	32 sq. ft.	19 ft.
72 sq. ft.	36 sq. ft.	20 ft.
80 sq. ft.	40 sq. ft.	21 ft.
88 sq. ft.	44 sq. ft.	22 ft.
96 sq. ft.	48 sq. ft.	23 ft.
104 sq. ft.	52 sq. ft.	24 ft.
112 sq. ft.	56 sq. ft.	25 ft.
120 sq. ft.	60 sq. ft.	26 ft.
128 sq. ft. (maximum)	64 sq. ft. (maximum)	27 ft.

- 5) Not more than five (5) colors are used. For the purposes of this Section, black and white shall not be considered colors.
- 6) No part of such sign will be closer to any street right-of-way line than fifteen (15) feet, nor closer to any other property line than the applicable building setback line, if the adjoining property is in an R Residential District.
- 7) The function of such sign is in keeping with the uses in the surrounding area.
- 8) Such sign will be in harmony with the buildings on the site, and will not detract from the appearance of the general neighborhood in which it is located or adversely affect property values in such neighborhood.
- 9) Such sign will not constitute a traffic hazard or contribute to traffic problems through confusion with traffic control devices, interference with the field of vision of motorists using streets or driveways in the area, or by creating a visual distraction for such motorists.

- f) **Signs Approved in Planned District Plan of Development** provided that the approved sign is constructed in strict compliance with the approved guidelines.
- g) **Signs Approved as Part of Conditional Use Permit** in residential zoning districts provided such signs are constructed in strict compliance with the imposed conditions.
- h) **Temporary Signs Advertising Real Estate for Sale or Identifying Developer or Builder** - A temporary sign within the Single Family Planned Residential District, Multi-Family Planned Residential District, Planned Commercial and Office District (PC), Industrial District (I), or Planned Industrial District (PI), such sign not being constructed for permanent use and supported by posts, pillars, columns or other structures and advertising real estate for sale or identifying the builder or developer of a construction or development project on the following conditions:
 - 1) The maximum height of such sign does not exceed eight (8) feet above the average grade of the site.
 - 2) The sign does not have more than two (2) sides or surfaces, and the total display area of all surfaces does not exceed sixty-four (64) square feet.
 - 3) The display area of any one surface does not exceed thirty-two (32) square feet.
 - 4) Not more than five (5) colors are used. For the purposes of this Section, black and white shall not be considered colors.
 - 5) No part of such sign shall be closer to any street right-of-way line than fifteen (15) feet, nor closer to any other property line than the applicable building setback line, if the adjoining property is District.
 - 6) The sign is located upon the real estate which is offered for sale or upon which the construction or development is taking place.
 - 7) Such sign will be in harmony with the buildings on the site, and will not detract from the appearance of the general neighborhood in which it is located or adversely affect property values in such neighborhood.
 - 8) Such sign will not constitute a traffic hazard or contribute to traffic problems through confusion with traffic control devices, interference with the field of vision of motorists using streets or driveways in the area, or by creating a visual distraction for such motorists.
 - 9) The permit for such sign shall be valid for a period of six (6) months and may be renewed at the discretion of the zoning inspector upon findings that the real estate which is the subject of such sign remains unsold or that the

construction or development thereon is not substantially completed, and that the sign has been maintained in a state of reasonable repair.

- 10) Such sign shall be removed upon the sale of the real estate or upon the completion of the construction or development.

SECTION 22.04 - CONDITIONALLY PERMITTED SIGNS - PERMIT REQUIRED:

Within any commercial or industrial district or within any non-residential portion of a residential district the following signs may be permitted, subject to the conditions and restrictions imposed by the Board of Zoning Appeals pursuant to the provisions of Article XXVIII of this Resolution. Conditionally permitted uses shall be considered and declared abandoned if said use or uses are not commenced within one (1) year or are discontinued for a period in excess of two years. Unless the Conditional Use Permit specifically provides that the grant shall be permanent and shall run with the land, the sale or conveyance of the land or structure wherein the same is located or upon which the same is granted shall void the Conditional Use Permit and the subsequent owner(s) or his agent shall be required to re-apply for a continuation and/or modification of such use(s) to the Board of Zoning Appeals. A designation by the Board of Zoning Appeals that a permit is permanent and shall run with the land does not affect the right of authorities to revoke the permit for failure to comply with conditions imposed. No conditional use shall be implemented until a zoning Certificate of Compliance is issued by the zoning inspector.

- a) **Monument Style Freestanding Signs** which are defined as signs directly supported by and affixed directly to a base having a width at least equal to that of the sign, with no intervening openings, supporting posts, poles, pillars, uprights or braces. Other freestanding signs heretofore lawfully erected and maintained and now in place may be maintained until such sign is destroyed, dismantled or removed. No such sign heretofore lawfully erected shall hereafter be relocated, rebuilt, enlarged, extended or otherwise altered in any material respect. If, in the opinion of the Board of Zoning Appeals, a change in product name is required which is beyond the control of the owner/occupant, such substitution of signage may be approved. In the event of a violation of this provision, the continued maintenance of such sign shall be unlawful. Provided, however, that such sign may, prior to January 1, 1985 be relocated on the same lot or parcel of ground or reduced in size or height, but only upon granting of a variance therefor by the Board of Zoning Appeals.

The Board of Zoning Appeals may grant a permit for the erection or maintenance of a monument free standing sign only upon compliance with the following requirements:

- 1) The filing of a written application for such sign, together with a scale drawing of the proposed sign showing its design, color and materials, and a site and the location of the proposed sign.

- 2) A determination by the board that a monument style freestanding sign is necessary to the conduct of the business, professional or commercial activity on the site and that an attached sign would not be in harmony with the building thereon.
- 3) A determination that the proposed sign meets all of the following requirements:
 - (a) The sign is a monument style freestanding sign.
 - (b) The maximum height of such sign does not exceed eight (8) feet above the average grade of the site and the sign is located at the distance from any street right-of-way line, indicated below.
 - (c) The sign does not have more than two (2) sides or surfaces.
 - (d) The display area of any one side or surface does not exceed one-half of the total display area permitted.
 - (e) The total display area of all surfaces does not exceed thirty-two (32) square feet, or a maximum of sixteen (16) square feet per side or surface when the sign is located fifteen (15) feet from the primary frontage street right-of-way line. For each additional one (1) foot setback from the street right-of-way line, an additional eight (8) square feet of total display area (or maximum of four (4) square feet per side or surface) will be permitted up to a maximum of one hundred twenty-eight (128) square feet of total display area (or maximum of sixty-four square feet per side or surface), as indicated below:

Total Display Area (square feet)	Maximum Area per Side or Surface (square feet)	Required Setback from Front ROW Line (feet)
32 sq. ft.	16 sq. ft.	15 ft.
40 sq. ft.	20 sq. ft.	16 ft.
48 sq. ft.	24 sq. ft.	17 ft.
56 sq. ft.	28 sq. ft.	18 ft.
64 sq. ft.	32 sq. ft.	19 ft.
72 sq. ft.	36 sq. ft.	20 ft.
80 sq. ft.	40 sq. ft.	21 ft.
88 sq. ft.	44 sq. ft.	22 ft.
96 sq. ft.	48 sq. ft.	23 ft.
104 sq. ft.	52 sq. ft.	24 ft.
112 sq. ft.	56 sq. ft.	25 ft.
120 sq. ft.	60 sq. ft.	26 ft.
128 sq. ft. (maximum)	64 sq. ft. (maximum)	27 ft.

- (f) Not more than five (5) colors are used. For the purposes of this Section, black and white shall not be considered colors.
- (g) No part of such sign will be closer to any street right-of-way line than fifteen (15) feet, nor closer to any other property line than the applicable building setback line, if the adjoining property is in a Residential District.
- (h) The function of such sign is in keeping with the uses in the surrounding area.
- (i) Such sign will be in harmony with the buildings on the site, and will not detract from the appearance of the general neighborhood in which it is located or adversely affect property values in such neighborhood.
- (j) Such sign will not constitute a traffic hazard or contribute to traffic problems through confusion with traffic control devices, interference with the field of vision of motorists using streets or driveways in the area, or by creating a visual distraction for such motorists.

- 4) In making its determination, the board shall take into consideration all pertinent factors relating to the compatibility of such sign with the surrounding neighborhood, including, but not limited to its size, shape, color, brightness, design and its general appearance.
- 5) Not more than one (1) monument style free standing sign may be authorized for any one business establishment. Where more than one business establishment is located on a single tract of land, having an entrance or entrances or parking area or areas used in common by the customers of such establishments, only one (1) monument style free standing sign may be authorized for the entire tract. The existence and boundaries of such tract shall be determined by community of use, rather than by the ownership thereof, it being intended by this provision to limit each shopping center or similar joint operation to one (1) monument style free standing sign, except in the case of a shopping center which is contiguous to two streets which do not intersect each other at a point adjacent to such shopping center, in which case one (1) monument style free standing sign, fronting each street, may be authorized.

SECTION 22.05 - PROHIBITED SIGNS: The following signs shall be prohibited in Orange Township:

- a) Signs mounted upon the roof of any building or structure.
- b) Signs not otherwise specifically authorized by this Resolution.
- c) Portable signs and billboards, banners, pennants, streamers, flashing lights, portable search lights, string of lights, "A" frame signs and billboards, or air-activated attraction devices.
- d) Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.
- e) Except for identification signs on agricultural buildings, no sign or billboard shall be painted directly upon the roof of any building or structure.
- f) No sign shall be attached to any fence within the right-of-way of any road and no sign shall be attached to any board or wooden fence regardless of location without the permission of the owner of the fence.
- g) Signs or advertising devices which attempt or appear to attempt, to direct the movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.

SECTION 22.06 - GENERAL REGULATIONS: The following restrictions shall apply to all signs located and erected within the township regardless of type, style, location, design or other classification.

- a) **Stability:** Display signs shall be so constructed that they will withstand a wind pressure of at least thirty (30) pounds per square foot of surface, and will be otherwise fastened, suspended or supported so that they will not be a menace to persons or property.
- b) **Location:** No sign shall be located within the right-of-way of any public or private road within the township. Said sign or signs shall be located in strict compliance with this Resolution, in strict compliance with the approved development plan or restrictions imposed by the Board of Zoning Appeals.
- c) **Lighting:**
 - 1) No sign shall be illuminated to a level which causes unnaturally high light levels on adjacent properties.
 - 2) Ground lighting fixtures and illuminating devices for signs shall be screened from view by site grading or evergreen shrubs and shall be installed and maintained so that the source of illumination is shielded or otherwise prevented from beaming directly onto adjacent properties or streets. All efforts must be made to minimize glare. Any plans to illuminate with ground lighting will be subject to review and approval by the zoning inspector, and shall be shown on the sign permit application.
 - 3) No flashing, rotating or moving light source shall be permitted on any sign within the township.
 - 4) Except as permitted in Section 22.02 h), no exposed neon lighting, exposed neon look-alike lighting, exposed light emitting diode (LED) lighting or other exposed tube lighting shall be permitted. This prohibition shall extend to and include all exterior signage, and signage or other accents placed in a window.
- d) **Lettering:** There shall be not more than two (2) types nor more than three (3) sizes of lettering used for any sign including characters, logos or trademarks used for identification.
- e) **Colors:** Not more than five (5) colors are used. For purposes of this Section, black and white shall not be considered colors.
- f) **Sight Interference:** No sign shall be permitted in Orange Township which interferes with the visibility of pedestrian or vehicular traffic entering, leaving or operating on thoroughfares.

- g) Maintenance:** All signs or billboards constructed or erected within Orange Township shall be maintained as follows:

 - 1) All sign surfaces, supports, braces, guys and anchors shall be kept in repair and in a proper state of preservation by painting or otherwise.
- h) Traffic Safety - Colors, etc.:** Display signs shall not closely resemble or approximate the shape, form and color of official traffic signs, signals and devices.
- i) Height:** No sign shall be erected to a height greater than permitted by the specific provisions of Sections 22.03 and 22.04. If no maximum height is otherwise set forth no sign shall be erected at a height greater than fifteen (15) feet.
- j) Sign Area:** The aggregate sign area or display surface of all exterior signs of every nature shall not exceed three (3) square feet for each lineal foot of the street frontage of such building, up to a maximum of one thousand two hundred (1200) square feet, street frontage being defined as the total width of that side of the building which faces the street, **excluding any extension of a building wall beyond the building itself.** In the case of a corner lot or other situation where the building site abuts more than one public street, (not including alleys), only the street frontage of the building along one such public street, as specified by the applicant, shall be used in determining the aggregate sign area or display surface of all exterior signs of every nature and signs may be permitted on the basis of the area authorized above for each lineal foot of that street frontage up to the stated maximum. The total sign area of all exterior signs of every nature on any one side of a building site shall not exceed the allowable area computed in accordance with the foregoing rules. In the case of a building which does not front on a public street, as in shopping centers, the drives and parking areas adjacent to such building shall be considered as public streets for the purpose of this Resolution, provided that where any such drive or parking area abuts an R-District, the frontage of the building on such drive or parking area shall not be considered as frontage for such purpose if the distance from such building to the nearest private property in said R-District is less than one hundred and fifty (150) feet.

SECTION 22.07 - ABANDONED SIGNS: If any sign or billboard shall become abandoned, in the manner defined herein, such a sign or billboard is declared to be a public nuisance by reason that continued lack of use results in lack of reasonable and adequate maintenance, thereby causing deterioration and blighting influence on nearby properties. An abandoned sign or billboard is defined as any sign or billboard that meets any of the following criteria:

- a)** Any sign or billboard associated with an abandoned non-conforming use.
- b)** Any sign or billboard that remains after the termination of a business. A business has ceased operations if it is closed to the public for at least one hundred and eighty (180) consecutive days. Seasonal businesses are exempted from this determination.

- c) Any sign or billboard that is not maintained in accordance with this Resolution.

When the zoning inspector finds, upon investigation, that a sign or billboard has been abandoned, as defined herein, he shall notify the owner of said sign, together with the owner of the land on which the sign is located, by ordinary mail, of his findings. Such notice shall advise the owner that the sign has been declared abandoned and must be removed within thirty (30) days from the date of mailing of said notice. The owner may appeal such decision to the Board of Zoning Appeals as provided in Article XXVIII of this Resolution.

It shall be the duty of the zoning inspector to maintain a photograph and file on said sign together with a written report of his findings for submission to the Board of Zoning Appeals upon request.

If the sign is not removed as ordered, the same may be removed by the township at the expense of the lessee or owner. If the township is not immediately reimbursed for such costs, the amount thereof shall be certified to the Delaware County Auditor for collection as a special assessment against the property on which the sign is located.

SECTION 22.08 - NON-CONFORMING SIGNS OR BILLBOARDS: Any sign or billboard in existence within the township prior to the effective date of this Article, that does not conform with the provisions of this Article is considered to be non-conforming.

Any sign or billboard that does not conform to the provisions of this Article shall be allowed to continue in its non-conforming status provided the sign or billboard was erected in compliance in all respects with applicable laws in existence on the date of its erection.

A non-conforming sign or billboard shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of this Article. Should any replacement or relocation take place without being brought into compliance, the sign or billboard shall be existing illegally.

A non-conforming sign or billboard shall be maintained or repaired in accordance with the following provisions:

- a) The size and structural shape shall not be changed or altered.
- b) The copy may be changed provided that the change applies to the original non-conforming use associated with the sign or billboard and that the change is made by the owner of the sign or billboard at the time the sign or billboard became non-conforming; the copy area shall not be enlarged. Any subsequent owner or user shall bring the sign or billboard into compliance.
- c) In the case where damage occurs to the sign or billboard to the extent of fifty percent (50%) or more of either the structure or the replacement value of the sign or billboard, the sign or billboard shall be brought into compliance. Where the damage to the sign

or billboard is less than fifty percent (50%) of the structure or its replacement value, the sign or billboard shall be repaired within sixty (60) days.

SECTION 22.09 - PERMIT: No signs, except as provided for in Section 22.02 of this Resolution, shall be erected prior to the issuance of a permit therefor by the zoning inspector.

- a) **Fees** - The applicant for a permit herein shall pay such fees as is prescribed by the Orange Township Board of Trustees. Such fees shall be prescribed annually, or more often, by the trustees.
- b) **Verification of Location - Monument Style Freestanding Signs and Outdoor Advertising or Billboards** - Prior to the issuance of a permit for a monument style freestanding sign or outdoor advertising or billboard, the applicant shall stake the proposed location and the zoning inspector shall verify that it is as permitted.
- c) **Term of Permit** - The zoning permit issued pursuant hereto shall be valid so long as the owner complies with the terms and conditions of this Zoning Resolution or any amendment thereto.
- d) **Inspection** - All signs and billboards erected within this township are subject to inspection, whether a permit is required or not prior to erection. The zoning inspector or any other official of the township, is hereby authorized to enter upon any property or premises to ascertain whether the provisions of this article are being complied with. Such inspection may be made at any reasonable time and the zoning inspector may order the removal of any sign or billboard that is not maintained in accordance with the provisions of this Resolution.
- e) **Cancellation of Permit** - In the event that the owner of any sign or property fails to comply with the terms of this Zoning Resolution said permit may be revoked upon compliance with the following terms:
 - 1) Notice: The zoning inspector shall notify the owner of any deficiency or violation of this regulation. Notice shall be served personally or by ordinary mail at the last known address of the permit holder. The permit holder may seek a hearing on said notice by complying with the provisions of Article XVIII of this Resolution dealing with revocation of the Conditional Use Permit. Failure to correct deficiencies or to appeal the decision of the zoning inspector within thirty (30) days will result in cancellation of the permit for such sign and said sign shall then be removed as provided by this Resolution.

- f) **Removal of Signs** - The zoning inspector may effect removal of any sign illegally placed within the right-of-way of any road within this township. The zoning inspector shall maintain said sign and shall notify the owner thereof of its location, by ordinary mail. If the owner of any sign fails to claim the same within one hundred and eighty (180) days after mailing of notice by the zoning inspector said sign may be destroyed.

SECTION 22.10 - SPECIAL EVENTS - PERMIT REQUIRED: Within any commercial or industrial district or within any non-residential portion of a residential district; and upon application a permit may be granted for a specified time for a one (1) time "grand opening sale." No permit shall be granted for longer than fifteen (15) days.

- a) Portable signs, banners, pennants, streamers, flashing lights, string of lights, "A" frame signs, air-activated attraction devices, portable search lights with generator (to be aimed at the sky), balloons, or air filled figures may be incorporated into this event.
- b) All signs erected under this Section shall comply with Section 22.06 - General Regulations; a) through i).